

# HUD Narratives

## FY 2011 - 2015 Consolidated Plan

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Approved by the Arlington County Board on April 27, 2010



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &  
DEVELOPMENT

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### **Executive Summary**

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Executive Summary is attached and labeled “Citizen Summary.” This presents data on demographics, housing, homelessness, and community development, identifies long-term objectives, summarizes the Analysis of Impediments to Fair Housing and the Fair Housing Plan, as well as references other topics required for this Five-Year Consolidated Plan. The Summary cites other documents that provide greater detail.

### **Strategic Plan**

Arlington’s vision is to be “a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

The Five-Year Consolidated Plan provides the framework for implementation of the above vision. It is designed to guide the County’s affordable housing, homeless, community and some economic development policies and programs over the FY 2011 – 2015 five-year period. The Plan provides a comprehensive overview of federal, state and local efforts in these program areas and it describes the County’s needs, resources, goals, strategies and objectives.

The Annual Action Plans describe Arlington’s annual funding allocations for the Community Development Block Grant (CDBG), HOME Investment Partnership, Community Services Block Grant (CSBG), Affordable Housing Investment Fund (AHIF) Services, and Housing Opportunities for Persons With AIDS (HOPWA) programs. These allocations fund activities to meet five major goals: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation, as identified in the Five-Year Consolidated Plan for FY 2011 - 2015.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

Arlington conducts a variety of County-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households, using federal, state and local resources. The County combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund (AHIF). These funds are used County-wide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. HOME funds also support homeownership activities. Arlington uses the majority of its CDBG funds for housing and community development activities and services that are limited to low and moderate income residents in Neighborhood Strategy Areas (NSAs) and County-wide.

For more than 30 years, the County has concentrated a portion of its CDBG funds in NSAs showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The County uses part of its annual CDBG funds on “area benefit” activities through its NSA program. Additionally, part of the competitive Community Development Fund annual allocation is made to public service activities that serve residents of the NSAs.

For this Consolidated Plan, data from the 2000 Census, the 2008 American Community Survey, local data and public input was utilized to allocate resources and assign priorities.

The NSA program utilizes a neighborhood classification system with three tiers. Each tier defines a level of need and establishes the foundation for the type and scope of assistance to be provided. This system utilizes the 2000 Census and is described in more detail in the Community Development section and in Appendix 1.

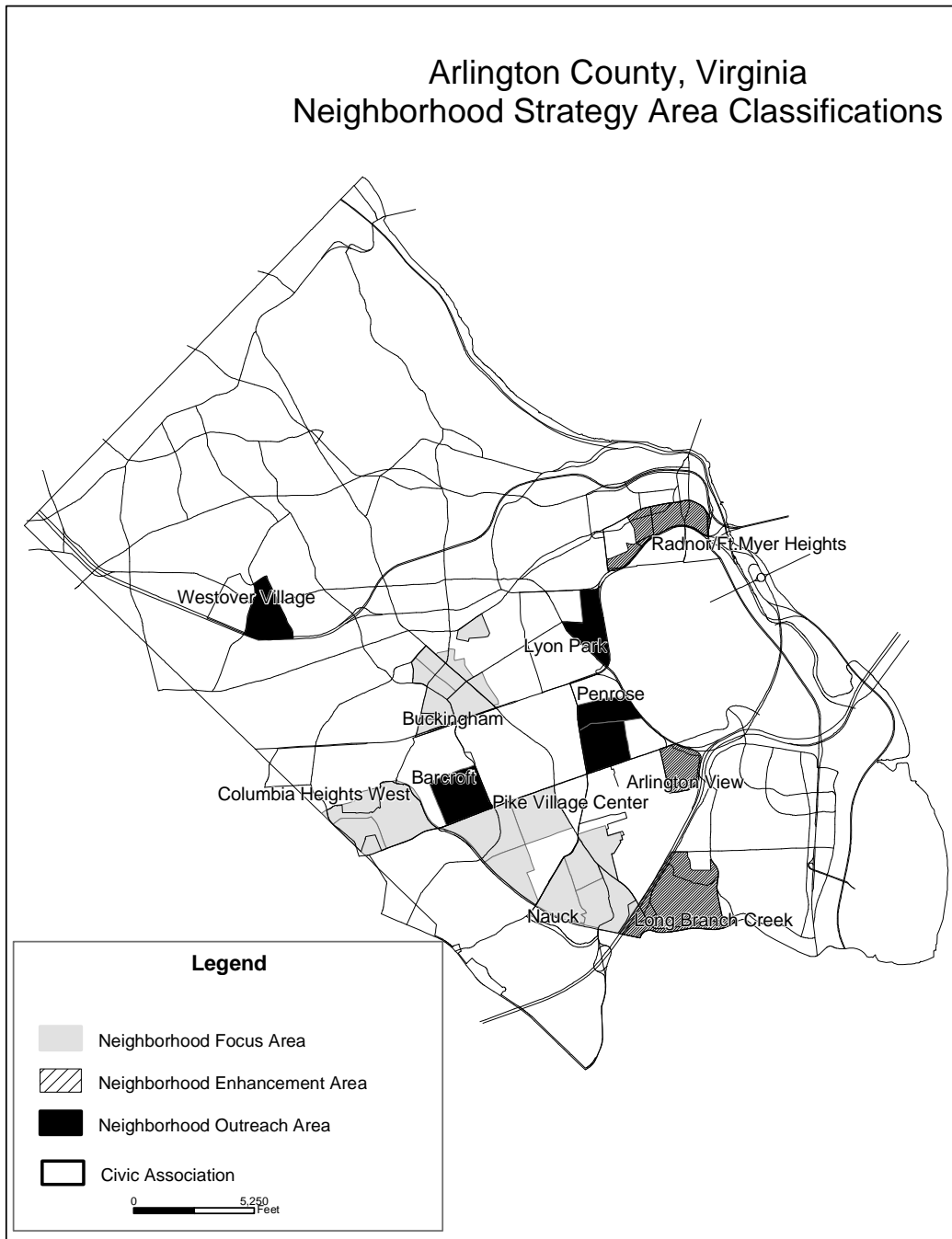
The map shows the location of the 11 designated areas, which are one or more block groups within the following neighborhoods<sup>1</sup>: Arlington View, Barcroft, Buckingham, Columbia

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<sup>1</sup> These block groups are identified on Table I of Appendix 1.



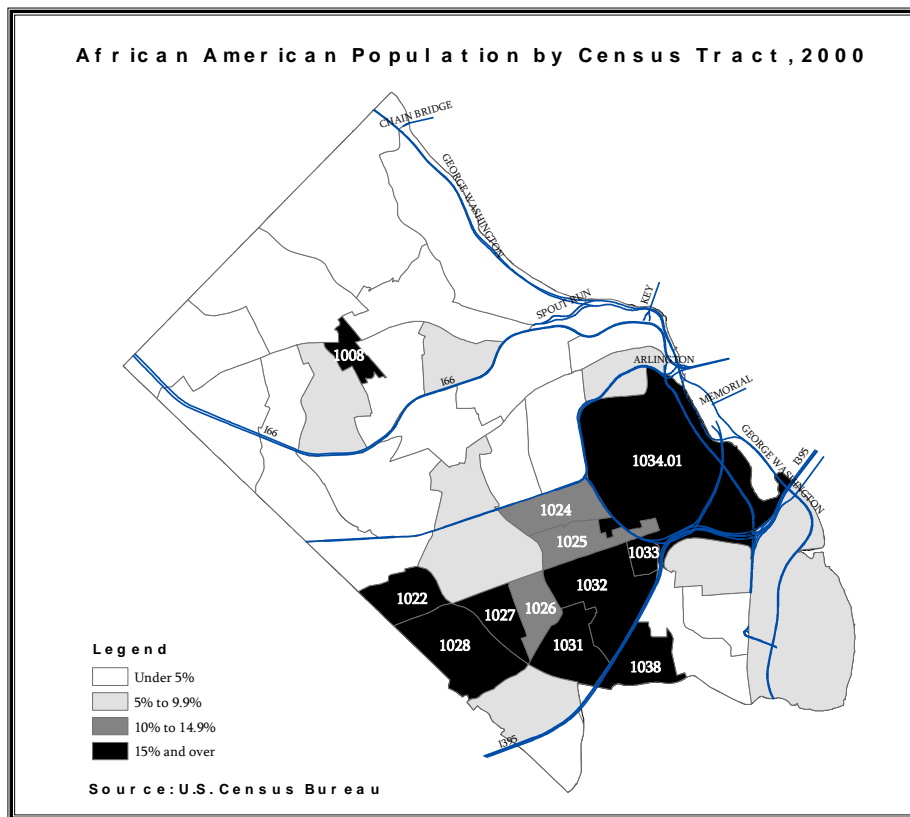
Heights West<sup>2</sup>, Douglas Park, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.



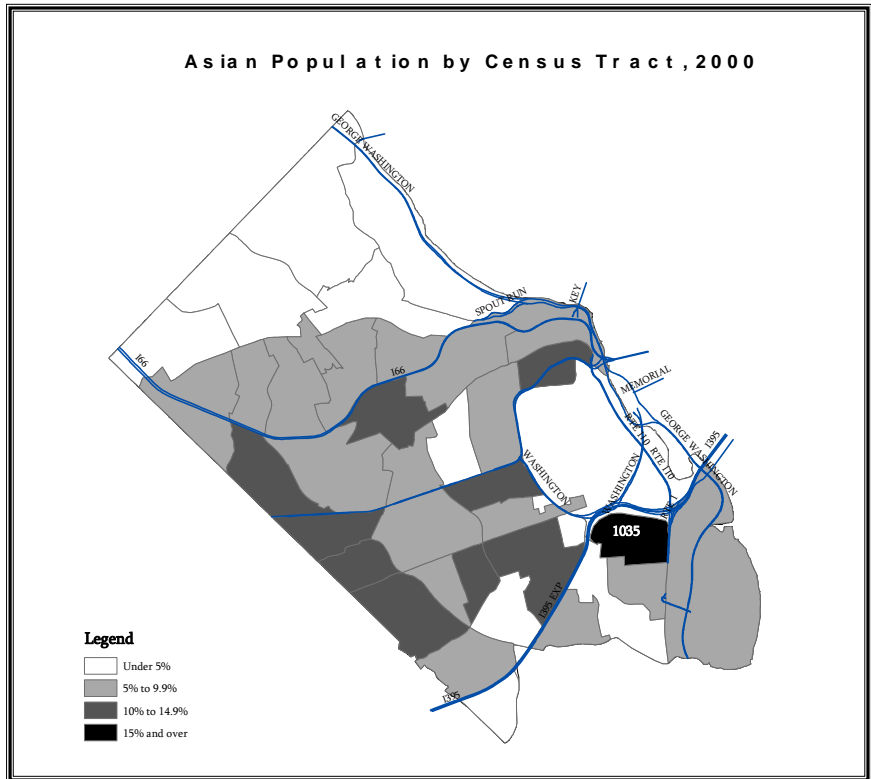
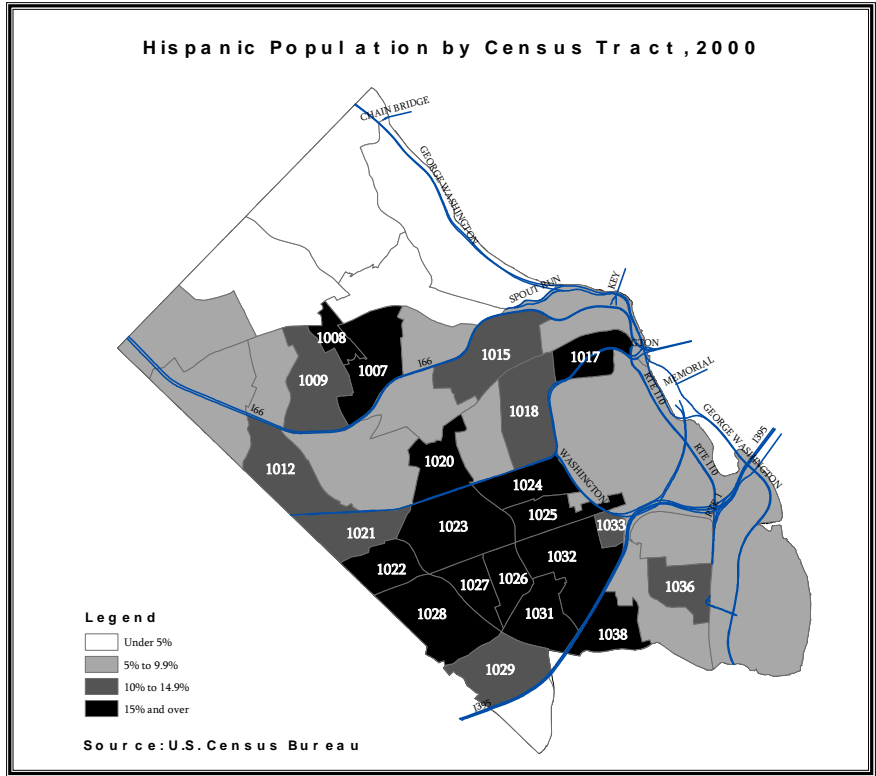
<sup>2</sup> The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.

## Minority Concentrations

The following maps show the distribution of African-Americans, Hispanics and Asian-Americans in the County. Several areas of minority concentration<sup>3</sup> existed in the County in 2000. Particularly high concentrations of African-Americans were found in three locations: High View Park, Nauck and Arlington View in which 45.4%, 59.9% and 62.4% of the total population, respectively, are African-American. The fact that High View Park, Nauck and Arlington View are historically African-American neighborhoods dating back to the Civil War accounts, in part, for their high concentration of African-Americans. The concentrations of African-Americans have decreased in each of these three neighborhoods since 1990. These percentages compare with the County's overall African-American population of 9.3%. Two of these neighborhoods—Nauck and Arlington View—are Neighborhood Strategy Areas.



<sup>3</sup> Areas of concentration, as defined by HUD guidelines, are those with double the regional average percentage of a particular population. For example, if 10% of the region's population is members of a minority group, an area of concentration of that minority would be an area with more than 20% of that minority.



With 18.6% of the population of Hispanic ethnicity in 2000, four census tracts had concentrations of more than 45% Hispanic persons. The areas with the highest percentage of

Hispanic residents were census tracts 1027 with 55.7% (in Douglas Park), 1038 with 55.4% (Long Branch Creek), 1022 with 50.4% (Columbia Heights West) and 1020 with 46% (Buckingham). All of these neighborhoods have block groups that are designated NSAs (the block groups designated within Douglas Park are named the Pike Village Center NSA).

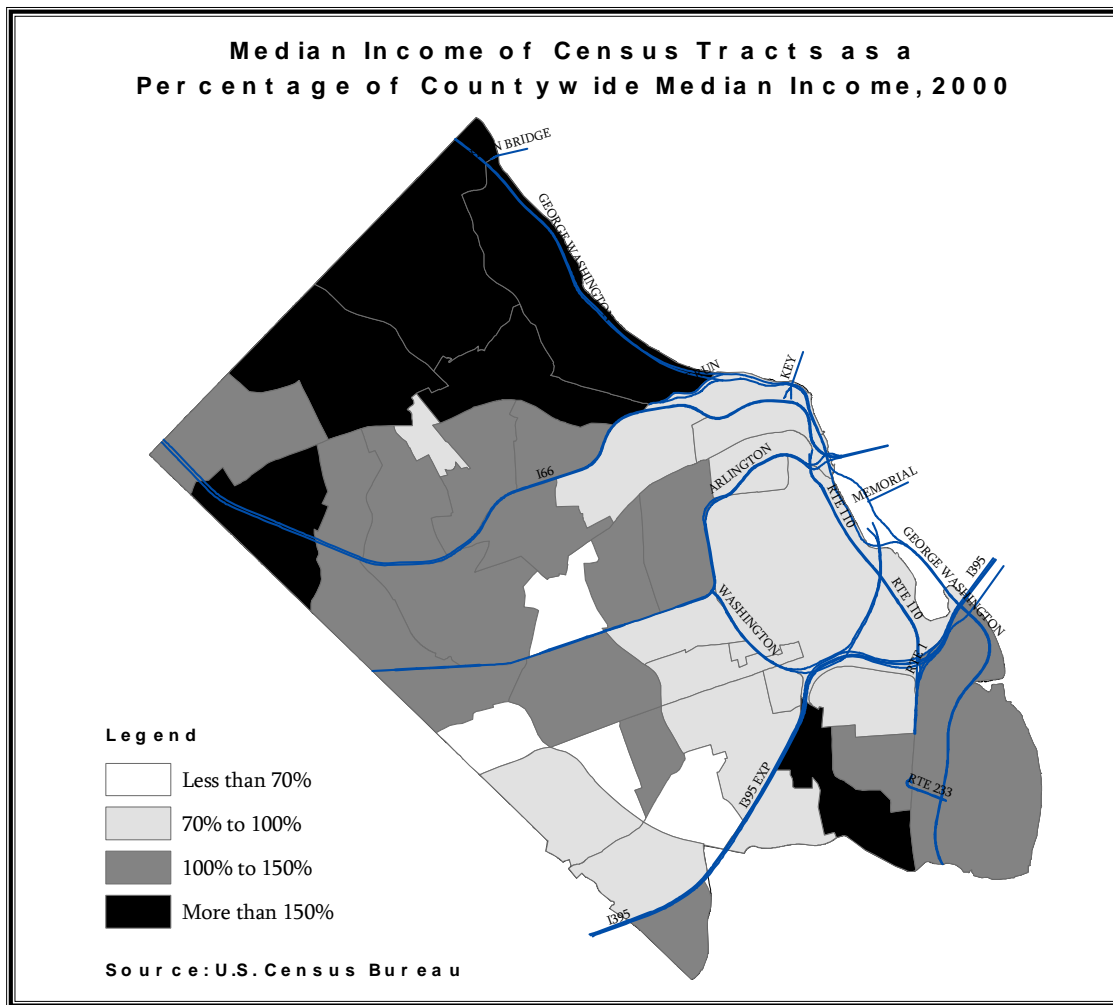
Overall, the Asian population represented 8.7% of the County's total population in the 2000 Census. While there were small areas of concentration of Asian-Americans in the County, this population was distributed more evenly throughout the County than other minority groups. Pentagon City (at 18.1%) and Glencarlyn (at 14.6%) contained the largest concentrations of Asians (census tracts 1035 and 1021). While a block group within Glencarlyn was income-eligible, the neighborhood decided against NSA designation.

### **Low-Income Concentrations**

Within the County, there continues to be large disparities in income by geographic area. In 2000, the County median household income was \$63,001 and the median family income was \$78,877. As seen in the map below, the northernmost census tracts—those located north of Lee Highway—have incomes more than 150% than the County's overall median income. Two other census tracts in the County—one flanking Lee Highway in the East Falls Church area and one in Arlington Ridge—also have median incomes in this bracket. On the other hand, four census tracts have median incomes 70% and less of the Countywide median income. These tracts are located in the County's first tier NSAs: Buckingham, Columbia Heights West, Pike Village Center and Nauck.

Consistent with national patterns, the 2000 Census found that the median incomes of minority households in Arlington were below those of non-minorities, as shown below. There are also significantly higher percentages of minorities in poverty than of white persons. Between 1990 and 2000, the percentages of white persons and Hispanic persons in poverty both decreased, while the percentages of African-American and Asian-American increased.

Minorities, however, are not unrepresented at higher income levels. Over 62% of all Arlington households had incomes above \$50,000 in 2000, including 38% of all African-American, 48% of Asian-American and 44% of Hispanic households.



### Obstacles to Meeting Underserved Needs

There are a variety of obstacles to meeting underserved needs in the County. These include limited availability of federal and state funds, limited availability of accessible and affordable housing, cultural and language barriers, lack of technical skills, immigration status that prevents employment or training, and distrust of, or lack of familiarity with, government, in general. These obstacles and others will be discussed in more detail in several sections of this Plan.

### HOPWA Allocations

The Washington D.C. metropolitan area is an Eligible Metropolitan Statistical Area (EMSA) that receives HOPWA funds. Currently the administering agency is the Northern Virginia

Regional Commission. The County's DHS receives a portion of the suburban Virginia HOPWA award, which is one component of the award for the D.C. area.

Arlington DHS provides 11 HOPWA-funded tenant-based rental assistance vouchers to Arlington persons living with AIDS (PWAs) and families affected by AIDS. They also administer the Housing Choice Voucher (formerly Section 8) program for the County, which is not specifically designed for but is available to PWAs.

### **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

### **Lead Agency**

The Housing Division of Arlington's Department of Community Planning, Housing, and Development (CPHD) is the lead agency for the development of the Plan. A significant amount of local funds are also utilized to accomplish the County's housing and community development goals: primarily the Affordable Housing Investment Fund (AHIF) and the Housing Grants rent assistance program.

- The Housing Division administers the CDBG, CSBG, HOME Investment Partnerships, and the County AHIF programs. The Action Plans describe proposed CDBG, CSBG, HOME, AHIF Services Projects and list public and private agencies which will administer the various housing and community development activities each year.
- The County's Department of Human Services (DHS) administers ESG, HPRP, and other Continuum of Care programs for the homeless. The County receives ESG funds competitively from the state, and typically funds operating expenses of the Emergency Winter Shelter and the County-owned Residential Program Center (RPC).

- Additionally, the County is a Local Government Community Action Program, and receives Community Services Block Grant (CSBG) funds from the U.S. Department of Health and Human Services, through the Virginia State Department of Social Services.

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### **Consolidated Plan Development**

While the Housing Division serves as the lead agency for the development of the Consolidated Plan, the Department of Human Services plays a major role in planning and administering Consolidated Plan programs. A number of other public and private agencies participated in the Plan development. The Institutional Structure portion of this plan fully describes the various divisions and inter-departmental teams that took part in the development of the Consolidated Plan.

The County held a Community Forum in September, 2009, which was an important tool for consulting with residents as well as housing, homeless, special needs, and other service providers. Attachment 2 is a summary report of the Forum which lists the names and affiliations of the more than 75 participants. During the last year, staff also attended community and commission meetings to solicit input, and conducted a housing needs survey, distributed by internet and hard copy. County staff consulted closely with the public /private Implementation Task Force (ITF) that is implementing the 10 Year Plan to End Homelessness and DHS to develop the Plan sections related to supportive housing and emergency assistance for various special needs and homeless populations.

The Community Development staff also conducted a needs survey in the four Neighborhood Focus Areas: Buckingham, Columbia Heights West, Nauck and Pike Village Center. The surveys were distributed to residents at key locations within the NSAs and at regular meetings of various groups within each Focus Area. The results of the surveys informed the prioritization of needs for the next five years in the Community Development Needs table (Attachment 4).

The development of the Consolidated Plan also included collaboration and consultation with the Metropolitan Washington Council of Governments (COG), Northern Virginia Regional Commission (NVRC), Virginia Department of Housing and Community Development (DHCD), the Virginia Coalition to End Homelessness (VCEH), Virginia Department of Health, and Virginia State Historic Preservation Officer.

## **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Arlington's goal for citizen participation is to ensure broad participation of Arlington residents and service providers in housing and community development planning, program development, program implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) and the Citizens Advisory Commission on Housing (Housing Commission) are the lead groups for the Consolidated Plan citizen participation processes. Both groups were involved in the development of the Five-Year Consolidated Plan. Other County Board Advisory Commissions including the Tenant-Landlord Commission, the Disability Advisory Commission, Partnership for Children, Youth and Families, Community Services Board, Commission on Aging, and the Environment and Energy Conservation Commission were consulted.

### **Community Participation Plan**

The Five-Year Consolidated Plan includes the Community Participation Plan (Attachment 5). The Plan, amended in April 2009, reflects outreach mechanisms to ensure broad community involvement. Member organizations are identified to allow representation from interest groups and service providers directly involved in Consolidated Plan activities and programs. The Community Participation Plan also meets the requirements of the CSBG Community Advisory Board membership and procedures.

### **Community Forum**

The primary tool for involving residents as well as a variety of housing, homeless, special needs and other service providers was the Community Forum, referenced in the previous Consolidated Plan Development section.

County staff undertook a comprehensive outreach approach for the Community Forum, including bilingual email announcements, fliers, brochures, and notices in local papers, webpages and the Division's electronic newsletter. The email announcement was sent to



members and staff liaisons of 18 County Board advisory commissions; the Implementation Task Force of the 10 Year Plan to End Homelessness, presidents of civic associations; a list of nonprofits that work with CPHD and DHS; and other governmental agencies in the region.

Staff circulated fliers in English and Spanish through the County's recreation centers, Outreach Centers, libraries, public schools and English as a Second Language (ESL) classes through the Clarendon Education Center. An announcement of the forum was included in the Arlington Citizen, and the County's Housing Online newsletter. Finally, the Housing Division included a webpage linked through its "news and events" with detailed information about the forum and a "Con Plan Blog" was set up to keep the community informed and to allow communication among interested people.

Draft summaries of the Forum were distributed to those in attendance via the County's website and blog. The summary describes the keynote presentation made by a senior researcher from the National Coalition for Low Income Housing and the discussions held in each break out group. Break out topics included homelessness, barriers to affordable housing, services for low income, immigrants, seniors, youth and minorities, and a review of the County's Affordable Housing Goals and Targets.

### **Housing and Community Development Survey**

In the summer and fall of 2009, the Housing Division conducted a Housing and Community Development Survey. The purpose of the survey was to get feedback from the community about current housing and community development needs and services and to use the results to guide strategies for developing the County's 2011-2015 Consolidated Plan. The survey asked respondents to rank strategies in the areas of affordable housing; homelessness and supportive housing; community development needs; and fair housing. The survey was available in English and Spanish and was available online. Hardcopies were distributed at a number of civic association meetings, Department of Human Services outreach centers, ESL classes, computer classes, tenant workshops and a number of low-moderate income communities. We received a total of 215 surveys back of which 64% of the respondents made less than \$50,000 and 70% were renters. Nearly half of all respondents identified affordable housing as the greatest need. A quarter of all respondents identified that housing and services for underserved groups including homeless and people with special needs is the second greatest need, along with economic development, which includes job training for adults and youths and small business development. The complete results of the survey can be found in Attachment 8.

## **Other Community Participation**

Other efforts to solicit input from the low and moderate income neighborhoods included surveying clients in several outreach center programs, meetings with service providers in the NSAs, discussions of needs at regular meetings of neighborhood groups such as civic associations, Neighborhood College members, and one-on-one conversations with residents. Efforts to identify needs of low and moderate income residents also included review of data and information provided by other nonprofit groups who work with NSA residents. Organizations such as CHOICE and ENDependence Center were also consulted. Publicity informed residents about the accessible locations and the availability of interpreters at forums and public hearings.

## **Review of the Draft Plan**

The draft Consolidated Plan was widely distributed in print and on-line; public comment was solicited at several hearings. One public hearing was held on March 4, 2010 by the Housing Commission and the CDCAC to solicit input on the draft Five Year Plan and the FY 2011 Annual Action Plan. The County Board held a public hearing on March 23 and 24, 2010, on the County Manager's Proposed Budget and residents were encouraged to attend and offer comments.

## **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, nonprofit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

The Director of the **Housing Division** in the County's Department of Community Planning, Housing and Development (CPHD) leads the County's housing and community development efforts from policy development and program design to program implementation and evaluation. Housing Division staff covers: Housing Planning, Housing Development (including HOME funds and AHIF, the local housing development funds), Community Development, Home Ownership, Tenant-Landlord Program, Housing Services Outreach, code enforcement in the NSAs, and other housing services. Division staff also serve as liaison

to other federal, state and local agencies; with the range of housing advocates, housing developers and housing service providers; and with local civic and tenant associations.

The Department of Human Services plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division (EID) within DHS includes the Arlington Employment Center, Customer Service Center, Crisis Assistance Bureau, Housing Assistance Bureau and Public Assistance Bureau. This Division provides safety net services including employment services, emergency financial assistance, housing assistance programs, and access to federal and state benefits. The Housing Assistance Bureau (HAB), newly created in 2009, brings together in one organizational unit the following programs: the County's Housing Choice Voucher program, the local Housing Grants rent assistance program, the Homeowner Grant Program, the Real Estate Tax Relief Program, Permanent Supportive Housing, Homeless Prevention and Rapid Re-housing Program, and Homeless Shelter and Transitional Housing Programs. HAB also oversees implementation of the 10 Year Plan to End Homelessness and ensures coordination among all of the agencies providing services to persons who are homeless. EID's Community Outreach Program helps new immigrant households acculturate, as well as access the range of County emergency, financial and benefits programs. The Crisis Assistance Bureau addresses emergency housing and financial needs and provides short-term case management.

**Coordination:** Through the Housing Coordination Team, the Housing Division ensures County staff coordination of the implementation of housing programs, involves all interested parties in housing planning, and keeps the range of offices informed on housing activities. While the bulk of the housing activities are handled by staff in CPHD and DHS, other County departments are also involved. The Human Rights Office in the County Manager's Office implements the fair housing program. The Department of Environmental Services (DES), Arlington County Police Department (ACPD), and Arlington County Public Schools (ACPS) were integrally involved in the Community Development section of this document.

The Housing Division staff ensures the accomplishment of its housing rehabilitation and development goals through a range of nonprofit and for-profit agencies and partnerships. Two of the nonprofit housing developers are also qualified as Community Housing Development Organizations (CHDOs). The Division ensures that the HOME funds dedicated for use by CHDOs are allocated within the statutory deadlines to these agencies.

**Community Participation:** The County has a number of citizen advisory commissions involved in housing programs and housing advocacy. These include the Housing Commission, Community Development Citizens Advisory Committee (CDCAC), the Community Services Board (CSB), the Disability Advisory Commission (DAC), the Commission on Aging, the Planning Commission, and the 10 Year Plan to End Homelessness Leadership Consortium and Implementation Task Force. The Housing Commission

recommends funding levels and design of affordable housing projects, as well as recommending changes in housing policies. CDCAC analyzes all proposals for CDBG and CSBG support and recommends funding levels. The Housing Commission has active liaisons to all of the commissions listed, as well as others.

**Public/Private Partnerships:** Arlington creates affordable housing through its nonprofit and for-profit partners. Arlington has facilitated the development and operations of nonprofit housing development corporations, two of which qualify as Community Housing Development Organizations (CHDOs). The County works with for-profit developers who use federal and state programs to provide affordable housing, as well as with those developing market rate units who are required to include affordable units in their developments or provide cash contributions. The County has developed a range of innovative tools and incentives for the provision of affordable housing.

### **Strengths and Gaps**

**County Board Commitment:** A major strength is the County Board's commitment to increasing the supply of Committed Affordable Units (CAFs). The County Board made extraordinary efforts in FY 2009, allocating over \$19.1 million including funding to ensure that projects that have been stalled as a result of the recession are able to move forward, including the Views at Clarendon, Macedonia Apartments and The Jordan. Since January of 2000, the County has provided over \$99 million in long-term AHIF financing and another \$67 million in interim financing through the County's credit facilities to support affordable housing development. The County Board also has used its Credit Facility with SunTrust Bank to borrow \$34.5 million to finalize the purchase of Buckingham Villages III. The County maintained a constant level of funding for its FY 2010 AHIF, unlike most neighboring jurisdictions. The FY 2010 budget provided new AHIF funding of \$5.2 million, including \$4.0 million of local funding and \$1.2 million from the federal HOME program.

**Supportive Housing Plan:** Supportive housing is affordable housing integrated with services and supports to help persons with special needs sustain that housing and address other service needs. The Supportive Housing Plan guides the County's efforts to expand the availability of supportive housing. The plan provides: 1) a comprehensive assessment of the need for affordable housing with support services; 2) summaries of best practices appropriate for and financially feasible in Arlington; 3) descriptions of financial resources and strategies; 4) recommendations for the delivery of support services; 5) a comprehensive implementation plan for developing a continuum of permanent supportive housing and 6) a communications plan. Over the last five years, more than 210 supportive housing units have been created in conjunction with the Housing Division's development program projects, roughly half of the 425 unit goal. The implementation plan has proven effective and there is no need to change strategies. Development of the balance of units can be achieved by no later than 2016.

**Innovative Tools:** The County has developed a range of financial, zoning and other tools to encourage the development of Committed Affordable Units (CAFs). Examples of zoning tools include: bonus density, transfer of development rights and sector plan incentives. Examples of financial incentives include partial exemptions on appraisals in certain situations and County credit support. Developers who take advantage of these tools are asked to provide units for a minimum of 30 years to serve households with incomes below 60% of median.

A new tool for home ownership is the revised Moderate Income Purchase Assistance Program (MIPAP) which became effective July 2009. It is based on a shared appreciation model where both homeowners and the County would split the appreciation if a restricted unit were to be at any future date. Eligible households are chosen by lottery for assistance, which comes in the form of a second trust loan of up to 25% of the purchase price, with the maximum loan amount being \$90,700 for a four person household.

The County also includes the immediate community in the process of planning projects to help ensure that their concerns are met. Meeting neighborhood priorities, such as increasing home ownership and reducing parking problems, has usually resulted in solid support for the projects.

**Best Practices:** The County was recognized by the Environmental Protection Agency (EPA) with its first annual overall Smart Growth Award in 2003. The County uses smart growth principles to generate residential, retail, office and recreational development along the Rosslyn-Ballston transit corridor. Included in the smart growth principles is inclusion of affordable housing near mass transit.

The County has received awards for many of its affordable housing projects and plans, awards that typically recognize Arlington's innovative practices.

## **2005**

- The National Association for County Community and Economic Development (NACCED)<sup>4</sup> conferred its **2005 Award of Excellence for Planning, Policy and Program Management** on Arlington for **Affordable Housing: Measuring Needs and Achievement**. The award recognizes the County's Affordable Housing Goals and Targets. The award noted that Arlington adopted affordable housing goals in 2000, approved numerical targets for each goal in December 2003, and issued its first performance report on the Targets in June 2005. The Targets ensure focus not merely on housing production, but

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<sup>4</sup> NACCED is a nonprofit national organization composed of county government agencies that administer community development, economic development, and affordable housing programs. NACCED is an affiliate of the National Association of Counties (NACo).

also on goals such as increasing benefits for persons with disabilities, adding family-sized units, and reducing housing discrimination.

- The Washington Area Housing Partnership (WAHP) presented its first affordable housing best practices awards in December 2005, conferring awards on Arlington in all three of the categories offered.
  - **Best Practice for Innovation** for *Creative Affordable Housing Tools*. This award is for the County's extensive array of creative tools for the development of affordable housing, including: 1) planning tools, e.g., 25% density bonus, density shift (Rosslyn Ridge); 2) financial tools, e.g., Project-Based Housing Grants, new funding source (recordation tax); 3) program design: deed covenants, Homeowners Grants; and 4) technology, e.g., housing database, Online Apartment Guide.
  - **Best Practice for Outreach** for the *5-Year Supportive Housing Plan*. The County's Supportive Housing Plan is ground-breaking. The plan may be the first in the country that addresses the need for affordable housing linked with support services across the range of disabilities and including the homeless with disabilities. The development of the Plan involved extensive outreach to the community to identify the extent of the needs, to craft a 5-year implementation plan to address those needs, and to ensure broad community support for the objectives identified.
  - **Honorable Mention for Production and Preservation** for the *Monterey Apartments and The Sierra Condominiums*. The Monterey Apartments and The Sierra Condominiums project is unique because the County was able to preserve over 70% of a 152-unit affordable garden complex with enthusiastic community support because it also included an ownership component. This met a neighborhood goal of improving its homeownership rate. A rezoning allowed creation of a 96-unit condominium, 10% of which serve low/mod households. The unsubsidized condo units serve a growing County need for home ownership opportunities serving middle income households.

## 2006

- A 2006 National Association of Counties (NACo) **Achievement Award for its Consolidated Planning process**. The award recognizes the County for encouraging citizen participation and producing an easy-to-understand Citizen Summary of the plan.

## 2007

- A NACCED **Award of Excellence for its Elder Readiness Plan**. The plan addresses future needs in four major areas: Housing, Transportation, Supportive Services and Health Care, and Community Involvement. The award recognizes the County for acting to ensure the County's preparedness for the future substantial increase in its elder population and anticipating a growing increase in demand for services.

## 2008

- A 2008 NACCED **Award of Excellence for its Accessory Dwelling Planning Process**. Arlington undertook an extensive planning process to develop legislation allowing homeowners to create accessory dwellings (ADs) within single family detached houses. ADs can increase the supply of affordable housing without government subsidies and facilitate elders' ability to age in place. The process included substantial research on other localities and significant community involvement. The County developed some unique responses to issues related to code enforcement, parking, and preserving neighborhood character. Also approved were Family/Caregiver Suites, an alternative to ADs. The award recognized that Arlington's research and innovative responses to issues could help others considering ADs. Its report and executive summary formats provide models for others.

Supportive Housing Service Delivery System: The Department of Human Services has successfully implemented a supportive housing services delivery system for the over 130 permanent supportive housing units developed between 2005-2010. The service system is directed by a Supportive Housing Services Coordination Unit, which implements a centralized application process and ensures that permanent supportive housing residents have access to the support services they need and want to live successfully in scattered site apartments across Arlington County.

During the next five year period, maintenance, continuous improvement and availability of support services will be essential to the on-going success of the Permanent Supportive Housing Program. This includes social workers with case loads of no more than 20 to 25 persons.

Additionally, two small-scale supportive housing projects are expected to come on line by 2015: the Mary Marshall Assisted Living Residence and an Affordable Efficiencies Project. Identification of non-local resources for the support services that residents living in these projects will be a top priority activity.

### **Strengths and Gaps in Delivery System for Public Housing:**

Not applicable – Arlington has no public housing.

## **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Program and financial management staff conduct formal on site monitoring at least once every two years of CDBG and HOME funded projects implemented by subrecipients (more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements). Review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations, as determined by the contract agreement and scope of service.

Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; accessibility to all sites where federally-assisted programs are implemented; progress against production goals; needs for technical assistance; composition and activity of a subrecipient's board; statements of non-conflict of interest by board members; compliance with equal employment opportunities and labor practices; reviewing client files where appropriate; reviewing program brochures and printed material to ensure compliance with language accessibility; and evidence of innovative or outstanding performance.

Financial monitoring ensures that subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, independent audit reports and management letters, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. An overall monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity.

Monitoring of a subrecipient that results in multiple significant findings will require a corrective action plan and repeated interim monitoring visits by County staff. If corrective actions are not taken within a prescribed period or if the findings are egregious in nature, project reimbursement is immediately suspended until the deficiencies are corrected. Any financial malfeasance would be immediately reported to the CPD office of the Washington



Field Office of the US Department of Housing and Urban Development as well as the HUD Inspector General.

Long term compliance with property management and disposition requirements are outlined in contracts with subrecipients. County interests in real property acquired with CDBG or HOME funds are required to be recorded as part of the deed.

Federally-assisted housing projects that have HOME or CDBG funds invested are monitored periodically. Some projects have a full code inspection by the Code Enforcement staff and Fire Marshal. An on-site compliance monitoring review examines all aspects regarding the leasing of an affordable unit. It begins with a review of the components of the affordable housing agreement with leasing and management staff to ensure that all parties understand the requirements. Additionally, the lease, the rental amounts and the rent roll, the tenant selection policy and process, the waiting list procedures, property marketing plan and fair housing notices are reviewed. Tenant files of households occupying affordable units are reviewed to ensure required procedures are followed, such as using HUD Handbook 4350.3 to identify and calculate income correctly, obtaining signatures of all adult household members on income certifications and renting at allowable amounts. Occupancy reports submitted by the owners are reviewed while on-site to verify that the information being reported is substantiated by the documentation in the file.

When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their report to providing a replacement affordable unit when the existing household is ineligible for the unit. Other changes might be preparing a more effective marketing plan or repayment of rent to tenants.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

### **Background**

According to the Virginia Department of Health's listing of high risk zip codes for potential incidents of lead-based paint poisoning based on the age of the housing stock, all zip codes in Arlington is listed.

A large number of homes in Arlington County were built before 1950; these are considered to have high potential for lead-based paint hazards. According to the 2000 Census, there are 11,455 homes in Arlington County built before 1950. Of these, 1,785 are occupied by families earning less than 50% of the area median income (AMI) and with children under the age of 6. This table shows the breakdown of low income owners and renters living in older housing with children under 6.

<b>Pre-1950 Homes with Presence of Children under 6</b>		
	<b>Owners</b>	<b>Renters</b>
</= 30.0% of AMI	590	300
30.01 - 50.0% of AMI	615	280
> 50.0% of AMI	2,355	7,315

**Total Units – 11,455**

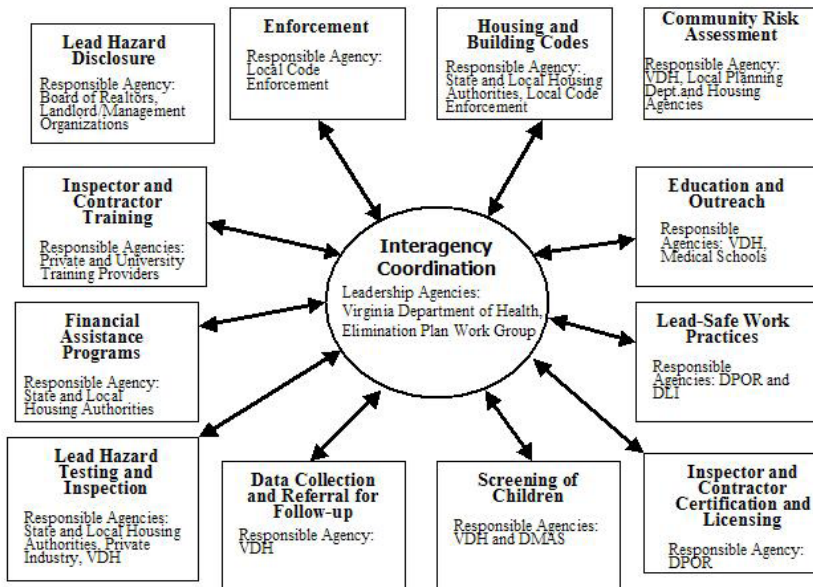
### **Integration of Lead Based Paint Hazards**

#### *Statewide*

Virginia has had a history of collaboration on lead poisoning prevention at both the state and local level. Initially, the Lead Task Force was responsible for supporting legislation and educational activities aimed at both primary prevention and environmental interventions. This Task Force ceased meeting in 1999 and a large portion of planning went to the Joint Subcommittee Studying Lead Poisoning Prevention. The new Elimination Plan Workgroup revived the interagency and community collaboration that once existed to develop and implement a statewide strategic plan, and works with the Joint Subcommittee Studying Lead Poisoning Prevention on policy initiatives.

A strategic plan was developed that can be modified and incorporated into other agencies' goals, objectives, and strategic plans throughout the Commonwealth. It will continue to be the focus of the Virginia Elimination Plan Workgroup. The product of this workgroup is a cohesive statewide Elimination Plan, and the Virginia Childhood Lead Poisoning Prevention Program (CLPPP), Lead-Safe Virginia, will incorporate the appropriate goals and objectives into its activities. The Workgroup met to adjust goals and objectives by forming specific subcommittees staffed by experts in each area. The progress of the Elimination Plan was evaluated annually and adjusted as necessary.

## VIRGINIA: Collaborative Approach For Eliminating Lead As A Health Hazard For Children



### **GOAL 1: Assure lead-safe housing for all children.**

Objective 1: Lead-Safe Virginia will coordinate with local health departments and housing agencies to provide a list of multiple offender addresses leading to reduction/removal of lead hazards.

Objective 2: Create a lead-safe housing database and registry to prevent “repeat offenders” from poisoning children.

Objective 3: Improve certification and training for contractors regarding lead-safe work practices. Require lead-safe work certificates for contractors renovating pre-1978 housing units by using local building permits. Include lead-safety training as part of a general contractors’ licensing requirement and require lead-safe work certificates for contractors performing renovations.

Objective 4: Develop a working relationship with historic preservation groups.

### **GOAL 2: Increase primary prevention through enhanced education initiatives.**

Objective 1: Increase the appropriate media/educational materials targeting contractors, housing rehab providers, realtors, landlords, housing officials, health care providers, and policy makers.

Objective 2: Develop educational materials to include the major languages in the targeted high-risk areas.

### **GOAL 3: Develop and enforce policies and regulations to support prevention of lead poisoning.**

Objective 1: Require all rental leases on older houses/apartments to include a lead risk assessment.

Objective 2: Gather information on possible 1018 violations for the purpose of enforcement. Include pre-1978 residential units 1) receiving an environmental investigation related to an elevated blood lead level or 2) with a child receiving case management related to an elevated blood lead level.

Objective 3: Develop policy for sharing public health information regarding addresses associated with lead poisoned children.

Objective 4: Require Department of Social Services (DSS) daycare licensing division to include lead safety as a licensing requirement.

**GOAL 4: Utilize surveillance systems to develop community risk assessments and evaluate progress.**

Objective 1: Lead-Safe Virginia will coordinate data transfer to localities to develop maps to be used for screening penetration.

Objective 2: Lead-Safe Virginia will provide localities list of “multiple offender” addresses.

**GOAL 5: Increase the screening rates of children determined to be at risk.**

Objective 1: By June 30, 2007, 90% of Medicaid enrolled children will be screened for elevated blood lead levels at ages 1 and 2.

Objective 2: Local health departments will provide a safety net to provide lead screening for children where the child is not eligible for FAMIS (SCHIP), FAMIS Plus (formerly Medicaid), and the family has limited resources for payment.

***Within Arlington County***

Currently the Community Development Staff completes the in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. The NSA inspector is to be certified in Lead Based Paint program administration.

Testing for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds is required per statutes. The nonprofit developers responsible for each project must report findings to the County. Costs associated with lead based paint testing and mitigation are eligible to be charged to federal entitlement grants.

Code Enforcement Unit of Inspection Services Division inspects units and notifies owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling unit. This could include testing by a licensed contractor and laboratory.

Public Education includes taking steps to inform the public of the dangers of lead-based paint which include providing pamphlets to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools.

The Arlington County DHS' Health Division, screens all child clients at ages 9 or 12 months and two years and any child new to the clinic over the age of two. Cases of elevated blood level are provided counseling and are monitored until the case is resolved. The DHS also requires that private physicians and laboratories notify it in cases of elevated blood levels.

If the elevated blood lead level is greater than 15 µg/dL for any DHS child client, the case is referred to Environmental Health Bureau for environmental history. An Environmental Health Specialist visits the dwelling with a Public Health Nurse to determine the source of the lead by completing a questionnaire and conducts sampling of paint, dust, water, soil or other likely lead sources. A written report including the sampling results and any recommendations is given to the tenant and if relevant, to the owner of the property. This table shows the history of cases from 2000 to 2009.

Arlington County DHS, Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Housing Choice Voucher (formerly Section 8) rent subsidies to ensure that paint conditions are stable. Section 8 staff compares subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Section 8 program. In 2008 and 2009 there were no "hits" matching a Housing Choice Voucher subsidized unit with an incident of elevated lead in the blood.

<b>Cases of Elevated Blood Levels</b>		
	<b>&gt;10 ug/dL</b>	<b>&gt;15 ug/dL</b>
2000	3	--
2001	2	--
2002	1	--
2003	--	5
2004	2	1
2005	1	--
2006	--	1
2007	--	--
2008	1	--
2009	--	--

Public Education

- First time homebuyers assisted with CDBG and HOME downpayment assistance programs are provided materials on lead hazards.
- Volunteers working with home repair programs are instructed in lead safe work practices.

- DHS Family Health Bureau distributes lead hazard information at health clinics. The Housing Division distributes information about lead safety at tenant education workshops conducted at affordable housing developments and Neighborhood Strategy Area meetings.

The Arlington County DHS Health Services Division focuses on day care providers and preschool programs to alert parents and teachers of the dangers of lead and methods for identifying it. In compliance with a Virginia Health Department guideline, all two year old children seen at County Department of Human Services health clinics are screened for lead. Children are also tested if a screening questionnaire places them in a high risk category.

### **Five-Year Goal and Strategies**

Arlington County's five-year goal is to protect public health and safety from environmental hazards, including lead-based paint hazards, through a four-pronged strategy that includes: collaboration; assessment and testing; public education; and enforcement of public health laws.

**Collaboration:** Enhance communication between County agencies, as well as State agencies, to ensure identification and reduction in lead-based paint hazards.

**Assessment/ Testing:** Improve ability to test for lead-based paint in units where there is a risk or probable cause, such as a child with elevated blood levels. Continue testing children in all DHS public health clinics.

**Public Education:** Take steps to inform the public of the dangers of lead-based paint, methods for identifying it and behavior strategies for reducing contact (especially children) with lead dust and chips.

**Enforcement/Correction:** Inspect units and notify owners of the need to take corrective action regarding covering or abatement of lead-based paint in a dwelling unit. Refer to resources for correction and/or enforcement.

### **Cost**

The cost to address lead based paint related problems could range from minimal to millions of dollars, depending on the number of dwelling units rehabilitated with Federal assistance requiring treatment for lead-based paint hazards. Estimates to eliminate this hazard range as high as \$35,000 per dwelling unit. The allocated salary cost, inclusive of fringes, of the inspector position, attending trainings, and production of printed material should average approximately \$50,000 per annum. Inflation factored into the projection for five years, the total cost should be in the range of \$275,000 to \$300,000.

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

#### General Housing Needs

According to the Census, the median family income in Arlington County increased from \$78,877 in 2000 to \$132,759 in 2008. The percentage of families and individuals below the poverty level decreased slightly from 2000 to 2008. The number of families in poverty went from 5.0% in 2000 to 4.5% in 2008 and the number of individuals in poverty declined from 7.8% to 6.6%. However, income has not kept up with the increase in rent and the cost of owning a home. In 2008, the Census estimates that 29.9% of owners and 34% of renters pay more than 30% of their income towards housing costs compared to 17.1% and 30.3% respectively in 2000. The large increase in homeowners paying more than 30% is due to the fact that the median value of a home in Arlington increased from \$262,400 in 2000 to \$587,900 in 2008, an increase of 124%.

The data in the tables below is based on special tabulations of the American Community Survey (ACS) provided by HUD and shows that more low-income households are facing housing problems. "Housing problems" is defined as having a cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Overcrowding is defined as 1.01 or more persons per room. In 2000 the data showed that 6,392 (or 76%) of extremely low income households, 6,128 (or 81%) of very low income households, and 4,554 of low income (or 54%) have housing problems. In 2008 7,050 (or 80%) of extremely low income households, 5,940 (or 83%) of very low income households, and 6,630 of low income (or 52%) have housing problems. Extremely low income households have income below 30% AMI; very low income, below 50% AMI; and low income, below 80% AMI. The Housing Needs Table (Attachment 3) displays these data on housing problems and the availability of affordable housing for Arlington.

## Housing Problem by Income

	Total Renter	Renter - Housing Problem		Total Owner	Owner - Housing Problem	
30% AMI or less	6,530	5,145	78.8%	2,240	1,905	85.0%
30.1-50% AMI	5,250	4,695	89.4%	1,915	1,245	65.0%
50.1-80% AMI	8,180	3,725	45.5%	4,565	2,905	63.6%
80.1-95% AMI	3,840	1,125	29.3%	2,395	1,075	44.9%
95.1% AMI and above	20,015	2,175	10.9%	34,600	4,575	13.2%
Total	43,815	16,865	38.5%	45,715	11,705	25.6%

Source: 2008 HUD CHAS Data

Since the ACS estimates that of all the housing units only 0.5% lack complete plumbing facilities, 0.6% lack complete kitchen facilities and 1.1% have more than one occupant per room, the majority of the analysis focuses on cost burden. The 2008 data shows that there were an estimated 405 total owner households with an overcrowding situation of which in 51.9% of the households had an income below 80% of AMI. Likewise, there were an estimated 1,795 renter households with an overcrowding situation of which 68.5% had incomes below 80% of AMI. While many of the older garden style units tend to be more affordable they can also tend to be substandard and in need of rehabilitation. Based on the 2008 data from HUD, this does not seem to be the case since they estimate that only 85 owner units and 220 renter units are substandard by HUD's definition with 47% of the owner and 34% of the renter units having incomes under 80% of AMI.

Moderate cost burden is defined as a household paying over 30% of their income for housing and severe cost burden is defined as a household paying more than 50% of their income for housing. A large portion of renters are either moderately cost burdened (20.4%, or 8,920) or severely cost burdened (15.2%, or 6,645). Typically when cost burdened households are forced to pay a higher proportion of their income on housing, they are forced to sacrifice other basic necessities such as food, clothing, transportation, and health care. As indicated by the chart below, lower-income households have a much higher percentage of cost burdens than higher-income households. Owner households have a smaller portion that are either moderately cost burdened (15.7% or 7,195) or severely cost burdened (9.2% or 4,210).

## Cost Burden by Income

80.1-95% AMI	23.3%	2.1%	25.4%	39.0%	5.8%	44.8%
95.1% AMI and above	7.8%	0.2%	8.0%	11.5%	1.2%	12.7%
	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden	Moderate Cost Burden	Severe Cost Burden	Total Cost Burden
30% AMI or less	5.0%	71.3%	76.3%	8.5%	76.6%	85.1%
30.1-50% AMI	63.7%	25.7%	89.4%	23.8%	39.9%	63.7%
50.1-80% AMI	34.2%	6.4%	40.6%	35.7%	26.1%	61.8%

Source: 2008 HUD CHAS Data



## Specific Housing Needs

### Race and Hispanic/Latino Origin

	2000		2008	
Non-Hispanic/Latino	154,185	81.4%	176,393	84.0%
White	114,489	60.4%	135,517	64.5%
Black/African-American	17,244	9.1%	16,442	7.8%
Asian/Pacific Islander	16,346	8.6%	20,163	9.6%
Other/Multi-racial	6,106	3.2%	4,271	2.1%
Hispanic	35,268	18.6%	33,576	16.0%
<b>Total Population</b>	<b>189,453</b>	<b>100.0%</b>	<b>209,969</b>	<b>100.0%</b>

Source: U.S. Census Bureau; Census 2000 and 2008 American Community Survey

The table above shows that all minority groups lost population from 2000 to 2008 except for Asian/Pacific Islander. Likewise the table below shows that minority groups have a significantly larger cost burden than white households. For the purpose of this plan, a racial or ethnic group has a disproportionately greater need when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. The 2000 Census data indicate that some African-American, Hispanic and Asian households have disproportionately greater needs than the overall County population. That trend continues in the 2008 data. The overall percentage of households that are cost burdened for the entire County, both renter and owner, is 30%.

### Cost Burden by Race

Renter	Moderate Cost Burden	Percentage	Severe Cost Burden	Percentage	Total	Percentage
White	4,495	17.1%	3,050	11.6%	7,545	28.8%
Black	1,285	22.7%	1,445	25.6%	2,730	48.3%
Asian	1,140	23.8%	695	14.5%	1,835	38.3%
American Indian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Hispanic	1,695	27.9%	1,130	18.6%	2,825	46.4%
Other	305	30.7%	320	32.2%	625	62.8%
<b>Owner</b>						
White	5,280	14.1%	2,870	7.6%	8,150	21.7%
Black	415	20.3%	280	13.7%	695	34.0%
Asian	435	16.5%	475	18.0%	910	34.5%
American Indian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Hispanic	820	30.5%	485	18.1%	1,305	48.6%
Other	250	36.8%	95	14.0%	345	50.8%

Source: 2008 HUD CHAS Data

The following lists the subgroups of households of each race/ethnicity that have disproportionately greater housing needs from the 2000 HUD CHAS data.

**African-American:** “all other” renters <30%; elderly owners >80%; all elderly owners; all other owners; total owners; and total households.

**Hispanic:** renters <30%, owners <30%, especially elderly & family households; owners 30-50%; owners 50-80%; owners 50-80%; renters >80%, especially families; owners >80%, especially elderly & families; total renters & total owners.

**Native American:** renters <30%.

**Asian:** owners <30%; owners 30-50%; owners 50-80%; renters & owners >80%; total renters & owners.

### Cost Burden by Household Type

While there are not very many, large families who rent had the greatest percentages of cost burden. Large family is defined as having five or more family members. Arlington’s rental stock has 1,513 rental units that have three or more bedrooms, which is only 3.6% of the total rental stock. These units tend to have a low vacancy rate and the average rent is approximately \$1,000 more per month than a one-bedroom. Arlington County has adopted a goal to provide that half of the committed affordable rental units be family-sized.

Owner	Total	Moderate Cost Burden	%	Severe Cost Burden	%	Total Cost Burden	%
Small family, non-elderly	18,655	2,515	13.5%	1,185	6.4%	3,700	19.8%
Large family	2,635	555	21.1%	175	6.6%	730	27.7%
Non-family, non-elderly	14,385	2,880	20.0%	1,495	10.4%	4,375	30.4%
Renter							
Small family, non-elderly	11,960	2,670	22.3%	1,835	15.3%	4,505	37.7%
Large family	1,145	380	33.2%	125	10.9%	505	44.1%
Non-family, non-elderly	26,540	4,860	18.3%	3,605	13.6%	8,465	31.9%

Source: 2008 HUD CHAS Data

### Elderly Cost Burden

Following the national trend, Arlington’s population over age 65 is escalating and will more than double from 2000 to 2030. Those over age 85 will increase even more, growing from roughly 2,500 to almost 7,000 persons. In 2008, 9.6% (20,064) of Arlington’s population was over 65, of which 58.5% were female and 41.5% were male. Roughly 8,600 were living alone. Over 7% of elders were living below the poverty level in 2008. Minorities, including those with limited English, will form a higher percentage of the elder population.

Nationally, minority elders are expected to grow from 16% in 2000 to 24% by 2020.

The table below depicts housing problems by elderly households (a household which contains one or more persons age 62-74 and no persons 75 or older) and housing problem by extra-elderly (a household which contains one or more persons aged 75 or older). The data shows that many low-moderate income elderly households have a hard time maintaining housing in Arlington regardless if they are a renter or an owner.

<b>Renter</b>	<b>Total Elderly</b>	<b>Elderly with a Housing Problem</b>	<b>%</b>	<b>Extra-elderly with a Housing Problem</b>	<b>%</b>
30% AMI or less	1,530	695	45.4%	475	31.0%
30.1-50% AMI	630	260	41.3%	280	44.4%
50.1-80% AMI	865	210	24.3%	340	39.3%
80.1-95% AMI	255	20	7.8%	70	27.5%
95.1% AMI and above	1,220	165	13.5%	55	4.5%
<b>Owner</b>					
30% AMI or less	1,050	345	32.9%	585	55.7%
30.1-50% AMI	1,135	460	40.5%	255	22.5%
50.1-80% AMI	1,675	485	29.0%	240	14.3%
80.1-95% AMI	635	65	10.2%	45	7.1%
95.1% AMI and above	7,120	280	3.9%	190	2.7%

Source: 2008 HUD CHAS Data

### Housing Problem by Disability

Data from the 2008 ACS shows that there are 10,477 persons with disabilities in Arlington. This population is more likely to have lower incomes and often their housing arrangements may not be suitable for their condition. The incidence of disabilities rises with age and with the increased aging of the population, the number of persons requiring adaptive needs housing and services in the future is expected to increase. Twenty-nine percent of the population over 65 in Arlington has a disability while only 3.2% of the population between 18 and 64 has a disability. While the CHAS special tabulation data does not have data on all persons with disabilities, it does have data on persons with mobility and/or self care limitations. It shows what percentage of this population has a housing problem based on their percentage of income. The data illustrates that many low-moderate income disabled households have housing problems.

<b>Renter</b>	<b>Total Disabled</b>	<b>Disabled without a Housing Problem</b>	<b>%</b>	<b>Disabled with a Housing Problem</b>	<b>%</b>
30% AMI or less	665	70	10.5%	595	89.5%
30.1-50% AMI	80	0	0.0%	80	100.0%
50.1-80% AMI	455	185	40.7%	270	59.3%
80.1% AMI and above	270	175	64.8%	95	35.2%
<b>Owner</b>					
30% AMI or less	245	25	10.2%	220	89.8%

30.1-50% AMI	400	145	36.3%	255	63.8%
50.1-80% AMI	440	260	59.1%	180	40.9%
80.1% AMI and above	1,960	1,615	82.4%	345	17.6%

Source: 2008 HUD CHAS Data

A 2009 Centers for Medicare and Medicaid Services report identified nursing home residents that expressed/indicated a preference to return to the community. In Arlington nursing homes, 5.4% of residents receiving Medicare that were under 65 and 4.4% of residents below 65 and not on Medicare indicated such a preference. Arlington County is working on integrating these individuals back into the community by providing Permanent Supportive Housing Units.

### Affordability Analysis

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing is where no more than 30% of a household's gross income is used for housing. In 2000, a unit at the average rent in Arlington required an income of 52% of median; in 2009, it required 67% of median. According to HUD, the 2009 median family income in Arlington is \$102,700.

Affordable unit prices are 3.5 times income for single-family units, but 3 times income for condos. As lenders take condo fees into account, affordable condo prices are roughly \$40,000 less than those shown.

FY 2009 County Job	Entry Pay	Affordable Owner Unit
Police Officer	\$45,300	\$158,500
Teacher	\$43,000	\$147,000
Couple	\$88,300	\$309,000

Sept 2008 - July 2009	Median Condo	\$367,000
	Median Single-Family	\$670,000

Sources: Median home price data is from the Housing Division analysis of data from the County's Real Estate Records; salary data is from County and School Board Human Resources offices.

### Foreclosures

Arlington County has the lowest foreclosure rate in the Washington, DC region. The total number of foreclosures for Arlington County, according to Arlington County Real Estate

Assessments, was 28 in 2006, 140 in 2007, 305 in 2008, and 195 through August, 2009. The foreclosures are concentrated in the western and southern parts on the County.

Foreclosure Rates for Arlington and the Region:

Jurisdiction	Foreclosures	Jurisdiction	Foreclosures
Arlington	1/1185 homes	Fairfax City	1/141 homes
Alexandria	1/862 homes	Loudoun	1/118 homes
Fairfax	1/309 homes	Prince William	1/95 homes

(Source: RealtyTrac, December 2008. *Foreclosure listings include Pre-Foreclosure, Auction and Bank Owned Properties*)

Most recent foreclosures are in areas of Arlington County where subprime lending occurred two or three years ago. The Arlington real estate market remains strong as these foreclosures are not remaining vacant. Seventy percent of these foreclosures have been rapidly resold into the private market at slightly reduced prices. Foreclosures peaked in April 2008 with a monthly total of 40.

### Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Utilizing data from the 2000 Census, the 2008 American Community Survey, local data and public input from the Consolidated Plan public forum and community survey, the following needs have been identified:

#### **Renters with incomes at or below 60% of median income**

Renters as a whole are significantly cost burdened, with more than one-third of all Arlington tenants paying more than 30% of their income for housing. Very low- and low-income families (both large and small households) are the most likely to experience severe cost burdens, spending half or more of their income on rent. There is an insufficient amount of subsidized rental units to meet the demand, as indicated by the waiting list for housing

vouchers and the increased demand for Arlington's Housing Grant program. In particular, households experiencing homelessness and those that do not qualify for the Housing Grant program have great difficulty securing, and maintaining, rental units. Additionally, disabled and elderly households have a particularly hard time affording rental units in the County.

The current crisis gripping the worldwide economy and the resulting tightening of credit throughout the financial markets has impacted affordable housing development in Arlington and across the nation. Several key projects in the County are, or may be, experiencing delays. In spite of receiving approvals for County funding and allocations of federal Low Income Housing Tax Credits through the state's competitive process, projects still depend on the private lending market for bridge loans, bond financing and investors willing to purchase the bonds and credits at reasonable rates. At the same time, we are also seeing a significant increase in the number of County residents seeking assistance to maintain their housing and meet other basic needs.

Affordable housing and the development of new housing opportunities will continue to be key priorities for Arlington County. In fact, more than ever, the importance of maintaining and enhancing our stock of committed affordable housing is critical to the economic health and well-being of the County, its diverse workforce, and in particular, those most in need. The County has been able to put aside additional money for safety net programs, a strategic use of scarce resources to make sure that the most vulnerable populations in Arlington are able to get emergency assistance. Funding has been increased for several key programs including Housing Grants.

Finally, we must strategize what would be the best value of our limited resources and be prepared to take advantage of potential opportunities to acquire properties that may come on the market as a result of this crisis. It is likely that there will be some softening in prices which we have not seen in years, creating opportunities to invest scarce resources for long term benefits. At the same time the County is committed to working towards the completion of projects that have previously been approved but have been delayed because of the economic downturn. Arlington has maintained a high level of tax support for affordable housing.

**Provide homeownership assistance to households with incomes below 80% of median income, especially minorities**

While homeowners are significantly less cost-burdened than renters in Arlington, the large increases in real estate values have left many low and moderate income households unable to afford homeownership in Arlington County. The Arlington County Board has established home ownership as one of the Affordable Housing Goals. It intends to "Increase the rate of home ownership throughout the County, and increase homeownership opportunities for low and moderate income households". For most people owning a home, belonging to a

community, and having a safe and secure place to live is the American dream. In comparison with a homeownership rate of 67% for the DC metropolitan region, the 2008 Census data shows that the rate of home ownership in Arlington is 52.3%. Furthermore, in the Arlington County neighborhoods where the majority of households are low and moderate incomes, that rate tends to be even lower. The rate of homeownership for minority households within the same low and moderate income strata indicate a lower homeownership rate compared to households containing no minorities. The table below is based on data from the 2000 Census:

**Rate of Homeownership by Race and Ethnicity**

	<u>Nation</u>	<u>Arlington County</u>
Non-Hispanic Whites:	71.3%	49.7%
African-American:	46.3%	26.2%
Hispanic American:	45.7%	22.9%
Asian:	53.4%	23.9%

Arlington County’s Home Ownership Program recognizes two important facts: 1) many low and moderate-income households are potential first-time home buyers but are intimidated by the purchase process; and 2) there are many programs and services offered by the real estate industry, mortgage lenders, nonprofit agencies and government agencies that can assist people to become home owners. The Home Ownership Program is the catalyst for tapping the low- and moderate-income households and minority household market by facilitating outreach and public education efforts, providing counseling and public education, and coordinating the activities of nonprofit agencies providing services related to first-time home buyers. The greater the marketing of the homeownership program components, such as education, counseling and information regarding financial assistance opportunities, the larger the segment of the population that is afforded the opportunity to attain home ownership. These efforts also promote the economic development of the County by increasing the number of potential first-time homebuyers who are ready to enter the real estate market and coincidentally increase the homeownership rate in Arlington County.

The new Moderate Income Purchase Assistance Program (MIPAP), effective July 2009, is based on a shared appreciation model. Eligible households are chosen by lottery for assistance, which comes in the form of a second trust loan of up to 25% of the purchase price, with the maximum loan amount being \$90,700 for a four person household.

**Provide housing for persons with special needs and those who are homeless or at risk of becoming homeless**

The 2008 ACS estimates there are 4,620 persons between the ages of 18 and 64 with disabilities in Arlington. Often, with individualized services and adaptive housing, persons

with disabilities can live independently as contributing members of the community. In particular, persons with physical disabilities greatly benefit from accessible housing, and those with chronic addiction and/or mental health issues need support to maintain permanent housing and break a cycle of homelessness. Persons with special needs face additional obstacles in securing and retaining appropriate housing, and are therefore, a priority for housing resources.

Based on the January 27, 2010, “point in time” count, 531 persons were experiencing homelessness in Arlington. Studies have shown that many of these individuals and families could maintain housing if they are provided an appropriate level of supportive services in subsidized housing units. As the “housing first” model becomes the focus of Continuum of Care efforts to address long-term homelessness, there is an increased need for permanent, supportive housing units. In recent years, Arlington has increased its commitment to homelessness prevention and other high priority “safety net” programs that are especially critical in the current economic environment.

### **Arlington’s Goals and Targets**

The high priority categories generally correlate to Arlington’s Goals and Targets for Affordable Housing, which were approved in December 2003, culminating a multi-year process begun by the Affordable Housing Task Force. The Affordable Housing Task Force was appointed in 1999 and issued a report in 2000, at which time the County Board adopted new Affordable Housing Principles and Goals, increased the funding for, and the benefits in, the Housing Grants program, and enhanced the main homeownership program. The County’s Targets were adopted to guide performance and facilitate evaluation of progress towards the housing goals. During 2009 the Arlington County Housing Commission re-evaluated the affordable housing goals to see if we need to be more aggressive in some and more realistic in others. One of the breakout sessions at the Consolidated Plan Forum was a public discussion of the County’s Goals and Targets, at which Housing Commission representatives described the Goals and Targets, discussed some proposed refinement to targets and solicited feedback from forum attendees. A recommendation was made to add a goal to prevent and end homelessness to better align the Housing Goals and Targets with the 10-Year Plan to End Homelessness. A full listing of the Goals and Targets can be found in the Specific Housing Objectives section of this Plan.

### **Obstacles to Meeting Underserved Needs**

The primary obstacle to addressing housing needs is lack of adequate funding. State and Federal funding has steadily decreased since the last Consolidated Plan was adopted. The economic downturn severely impacted housing tax credits which were the primary support of affordable rental housing development and State homebuyer programs. The economic recession has diminished the ability of both rental property owners and homeowners to



maintain housing, and homebuyers to secure loans necessary to purchase homes. Other obstacles include:

- Region-wide lack of affordable rental and owner housing
- Projected employment growth exceeds anticipated growth in housing supply
- Rents increasing at higher rate than incomes
- Extremely high cost of owner housing; rapidly rising cost of market rentals
- Lack of vacant land in Arlington and its corresponding high cost
- Limited availability of Federal and state funds and crosscutting Federal requirements such as URA and Davis-Bacon Labor Standards provisions
- Limited availability of funding for rent assistance programs such as the Federal Housing Choice Voucher program
- Opposition to affordable housing, i.e., “NIMBYism” (Not-In-My-Back-Yard)
- Length of site plan review process
- High cost of construction
- Level of subsidy needed to serve the lowest income households
- Cost of supportive housing services for households with special needs
- Lack of three-bedroom and larger rental units
- Need for more accessible housing
- Increasing gentrification of neighborhoods
- Impact of predatory lending
- Poor credit history among lower income households
- Some landlords offer a one year lease only, and thereafter a month to month extension, leaving tenants vulnerable to a 30 day termination notice without cause.

## **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

## **Population and Households**

Arlington’s population grew from 170,936 in 1990 to 189,267 in 2000, an increase of 10.8%. The Planning Division estimates Arlington had a population of 210,000 on July 1, 2009, reflecting a 10.8% increase since 2000. In 2008, Arlington had 92,352 households. Of these, 40,546 or 43.9% were families and 56.1% were nonfamily households. From 2000 to 2008 the percentage of family households decreased while the number of nonfamily households increased. Arlington is home to a large number of people in their 20s and early 30s and has a very high percentage of the population 15 and older that has never been married (43%).

## Household Composition

	2000		2008	
Family Households	39,322	45.5%	40,546	43.9%
With own children under 18 years	16,625	19.3%	20,979	22.7%
Married-couple families	12,800	14.8%	15,896	17.2%
Male householder, no wife families	880	1.0%	851	0.9%
Female householder, no husband families	2,945	3.4%	4,232	4.6%
Nonfamily Households	47,030	54.5%	51,806	56.1%
<b>Total Households</b>	<b>86,352</b>	<b>100%</b>	<b>92,352</b>	<b>100%</b>

Source: U.S. Census Bureau; Census 2000 and 2008 American Community Survey

The average household size in 2000 was 2.15 and increased slightly to 2.20 in 2008. However, Arlington's population forecasts show that the average household size is only 2.06 and also shows a steady decline in average household size over the coming years, down to 2.04 by 2015. This projected decrease in average household size is due to the most prevalent type of housing being built – multifamily buildings catering to singles with one- and two-bedroom units.

## Household Size

	2000		2008	
1 Person	35,216	40.8%	42,017	45.5%
2 Persons	27,419	31.8%	25,892	28.0%
3 Persons	10,432	12.1%	12,071	13.1%
4 Persons	7,559	8.8%	8,219	8.9%
5+ Persons	5,726	6.6%	4,153	4.5%
<b>Total Households</b>	<b>86,352</b>	<b>100.0%</b>	<b>92,352</b>	<b>100.0%</b>
<b>Average Household Size</b>	<b>2.15</b>		<b>2.20</b>	

Source: U.S. Census Bureau; Census 2000 and 2008 American Community Survey

## Employment

Arlington had an estimated 207,400 jobs as of July 1, 2009. The Federal government is the largest single employer in the County. Arlington's top five private employers are Virginia Hospital Center, Corporate Executive Board, US Airways, Lockheed Martin Corporation, and Marriott International. In November 2009, Arlington's unemployment rate was 3.8%. Arlington has more private office space than downtown Boston, Los Angeles, Dallas, and Denver. In the first half of 2009, 195,000 square feet of office space was completed and approximately 123,059 square feet of office space was still under construction. The office vacancy rate in the 1st quarter 2009 was 8.9%, but the vacancy rates in some office markets, including Ballston, Rosslyn, and Virginia Square were lower. Arlington's tax base is approximately divided between 46% commercial and 54% residential properties, enabling the County to maintain a competitive property tax rate in the Washington DC region. In 2009, the tax rate is \$0.865 per \$100 of assessed value.

## Housing Profile

In 2009, there was an estimated 104,309 housing units in the County, an increase of 15.4% since 2000. Of these, 27.0% were single-family detached houses, 10.3% were single-family attached and 62.7% were multifamily units (3 or more units per structure).

	2000		July 1, 2009*	
Single-family, detached	27,668	30.6%	28,125	27.0%
Single-family, attached	10,284	11.4%	10,711	10.3%
Multifamily (3+ units)	52,373	57.9%	65,372	62.7%
Other	101	0.1%	101	0.1%
<b>Total Housing Units</b>	<b>90,426</b>	<b>100.0%</b>	<b>104,309</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

\* 2009 figures may not sum due to rounding.

The total number of units has risen by over 13,000 since 2000. The overwhelming majority of units that came online were multifamily units (95%), which is why the estimated single-family detached percentage of all housing units dropped from 30.6 % in 2000 to 27.0% in 2009 and the multifamily percentage climbed from 57.9% to 62.7%. At the end of FY 2009, there were a total of 5,868 units in the pipeline and another 3,069 were under construction.

Net New Residential Units (FY 2001 – FY 2009)										
	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 01- FY 09
Single-family detached	38	69	24	30	7	28	52	39	8	295
Townhouse	62	35	131	34	85	38	-53	69	1	402
Multifamily	560	2,809	1,066	904	1,016	445	2,614	1,985	1,711	13,110
Rental	560	2,442	1,017	339	490	-169	1,080	1,524	1,337	8,620
Condo	0	367	49	565	526	614	1,534	461	374	4,490
<b>Total</b>	<b>660</b>	<b>2,913</b>	<b>1,221</b>	<b>968</b>	<b>1,108</b>	<b>511</b>	<b>2,613</b>	<b>2,093</b>	<b>1,720</b>	<b>13,807</b>

Source: CPHD, development tracking database

Of the occupied units, 52.3% percent were owners and 47.7% were renters. The percentage of owner-occupied units is up from 43.3% in 2000 due to a couple of factors that contributed to this increase, including: a number of rental projects that were converted to condominium and the large number of new construction condominium projects that came online. According to the 2008 American Community Survey, the homeowner vacancy rate is only 1.8% and the rental vacancy rate is 6.3%.

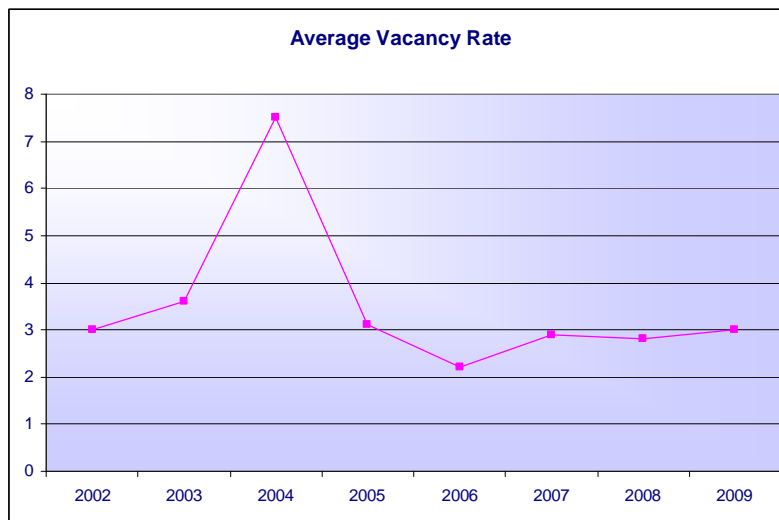
The median year for all housing units built in the County is 1963, up from 1959 in 2000, with the largest statistical group being units built in the 1950's (19%). 27.3% of the housing units in the County were built prior to 1950.

Year Structure Built – Housing Units		
Total	103,049	100%
Built 2005 or later	3,230	3.1%
Built 2000 to 2004	8,166	7.9%
Built 1990 to 1999	9,408	9.1%
Built 1980 to 1989	10,784	10.5%
Built 1970 to 1979	9,660	9.4%
Built 1960 to 1969	14,117	13.7%
Built 1950 to 1959	19,530	19.0%
Built 1940 to 1949	18,573	18.0%
Built 1939 or earlier	9,581	9.3%
Source: 2008 American Community Survey		

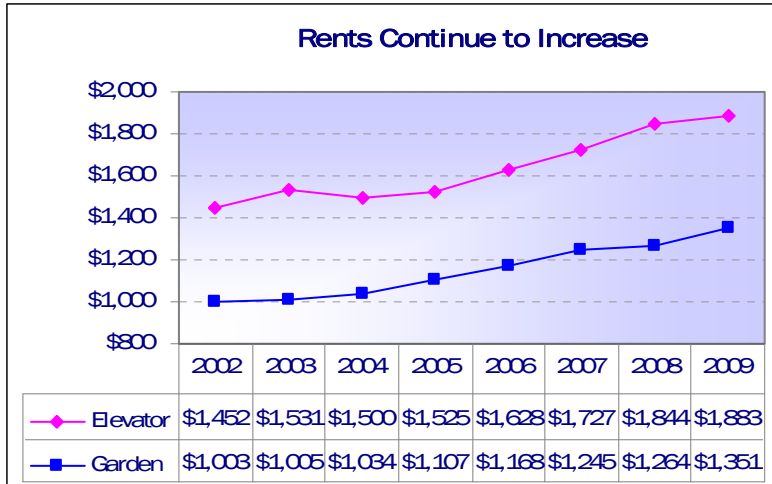
## Housing Market Trends

Arlington County’s highly desirable location has created tremendous demands for housing, jeopardizing economic diversity. The trends highlighted below show the pressures that have been put on affordable housing.

The vacancy rate for rental properties has remained around 3% for the past three years, reflecting a tight rental market.

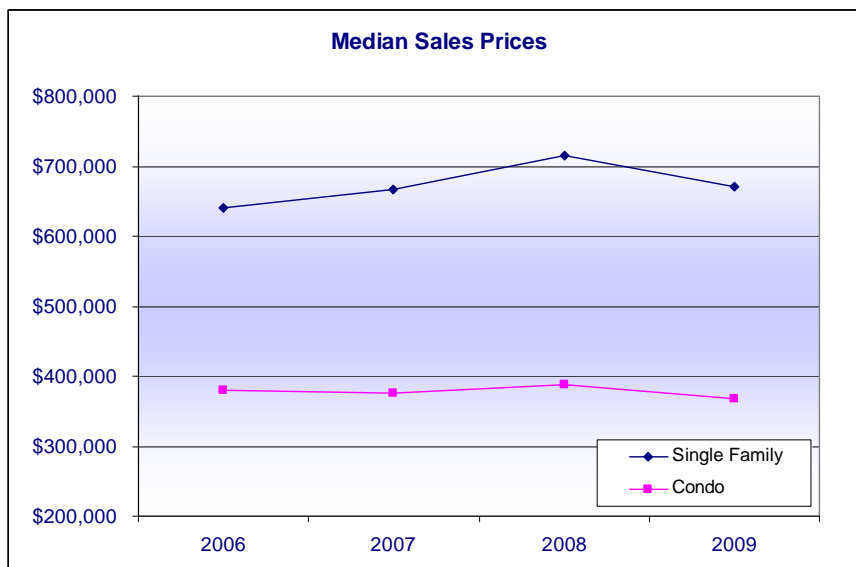


Rents have continued to increase. The 2009 Countywide average rent increased by \$63 per month to \$1,711, an increase of 4% over 2008. The average rent for elevator building units increased 2.1%, while the average rent for all garden apartments units increased 6.9%. The average rents for elevator and garden apartments for the years 2002 to 2009 are illustrated below.



Average Rents - All Apartments										
Year	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		Total	
2009	\$1,277	1%	\$1,524	4%	\$1,997	3%	\$2,583	6%	\$1,711	4%
2008	\$1,261	6%	\$1,465	4%	\$1,934	3%	\$2,421	6%	\$1,648	5%
2007	\$1,191	6%	\$1,407	6%	\$1,874	10%	\$2,278	5%	\$1,576	6%
2006	\$1,123	9%	\$1,332	8%	\$1,708	6%	\$2,160	12%	\$1,480	3%
2005	\$1,027	6%	\$1,231	4%	\$1,606	6%	\$1,929	7%	\$1,432	9%

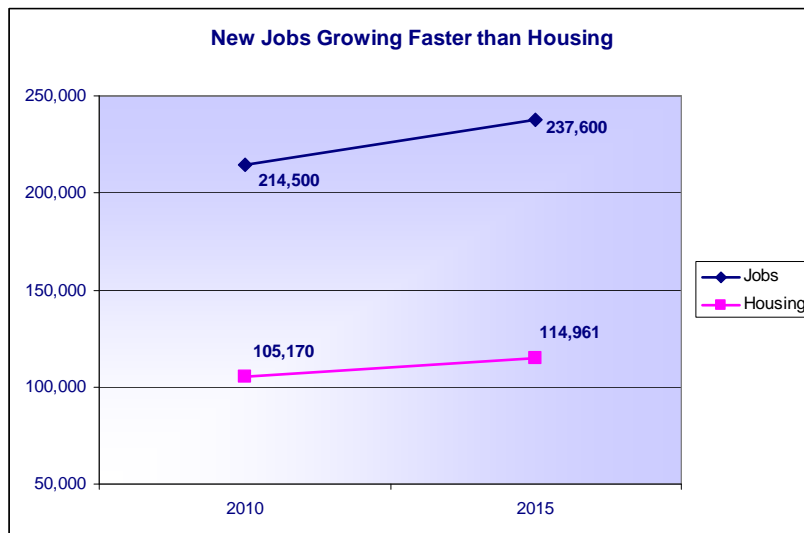
Competition for homes in the early part of the decade drove prices up substantially with prices often increasing by double digit percentages, but prices have for the most part leveled out since 2005 as shown in the following figure. Prices have even dropped from 2008 to 2009.



	2006	2007	2008	2009
Single Family	\$ 640,000	\$ 667,000	\$ 715,000	\$ 670,000
Condo	\$ 380,000	\$ 375,000	\$ 388,000	\$ 367,000

### Imbalance: Jobs to Housing

Based on the trends of the last 25 years, Stephen Fuller, an economist with George Mason University, found that one housing unit is needed for every 1.6 new jobs. A jobs to housing ratio of 1.6 represents balance between employment and housing growth. In 2010, Arlington County estimates that there are 214,500 jobs (civilian and armed forces) and 105,170 housing units, which creates a jobs to housing ratio of 2.0. The figure below shows the projected jobs and housing units in 2015, which will result in a ratio of 2.1. This means that the number of jobs is increasing faster than the number of housing units needed to serve them.



New jobs increase the number of people competing for housing. The scarcity of units drives up prices. Between 2010 and 2015, according to the Arlington County Forecasts of Major Statistics, 2005-2030, there will be over 23,100 new jobs created over the next 25 year period, but only 9,791 new housing units. This increased demand will further exacerbate the shortage of affordable housing.

### Committed Affordable Units and Market Affordable Units

The County uses the term “Committed Affordable Units” (CAFs) to describe all units that are:

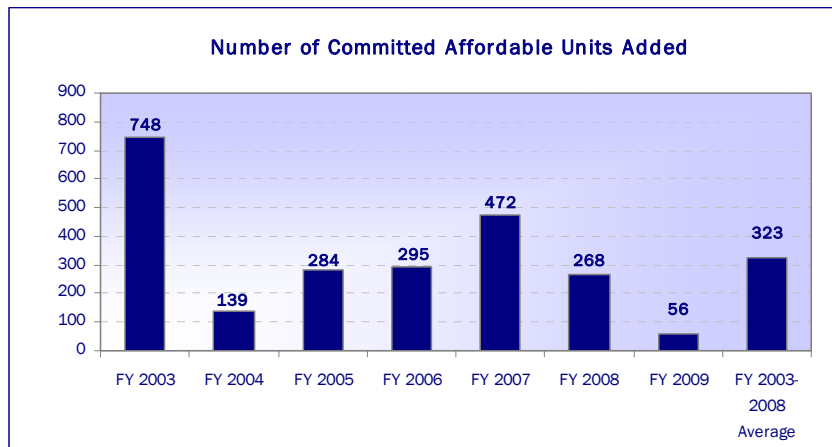
- 1) wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income;
- 2) guaranteed by agreement with the Federal, state or County government to remain affordable to low and moderate-income households for a specific period of time

through mechanisms such as site plan requirements, contracts with private owners or IRS regulations governing tax-exempt financing; or

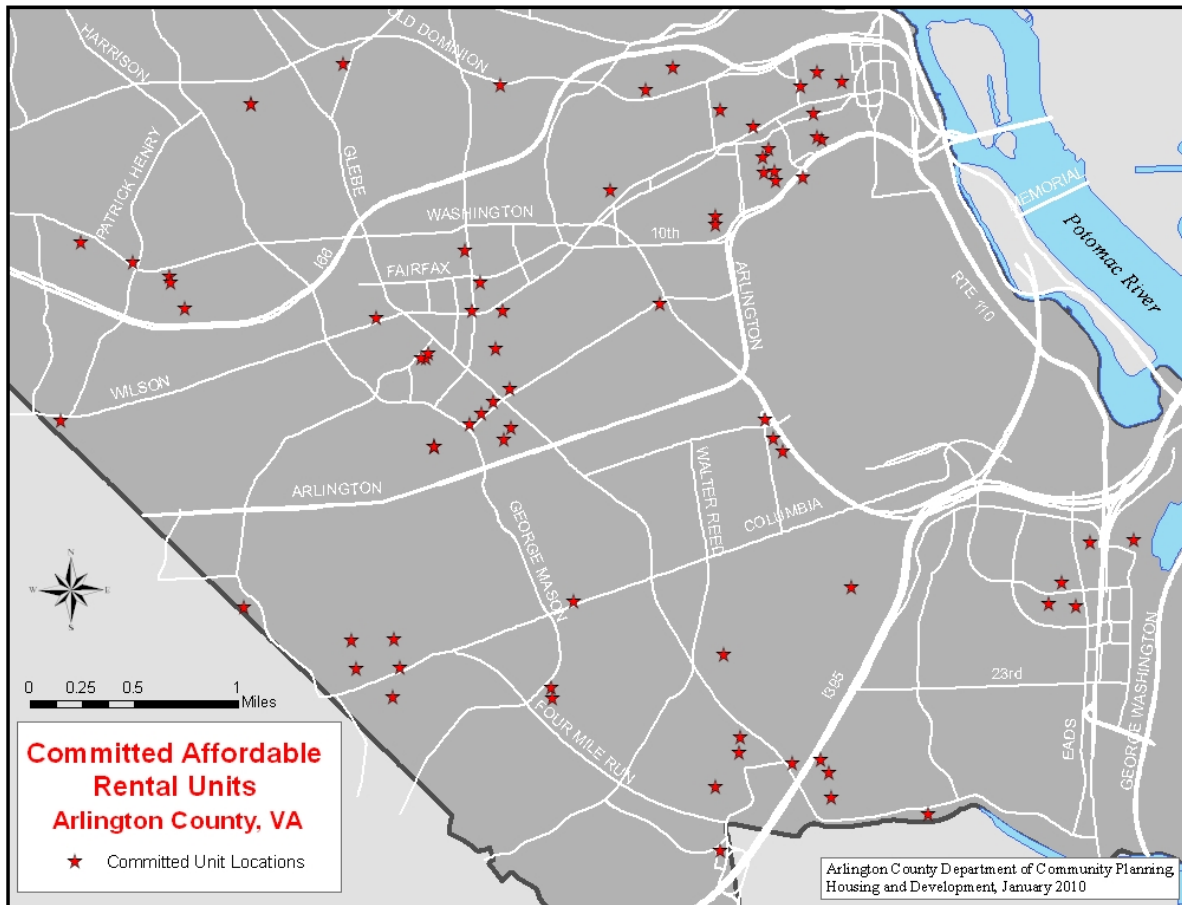
- 3) owner-occupied units whose owner received County subsidy to assist with the purchase.

CAF units are developed through the site plan process and through acquisition and rehab of existing projects. Some receive AHIF/HOME funding and some site plan units are in exchange for bonus density granted to developers. Some older CAF units involved Section 8 project-based contracts or tax-exempt financing. Most CAF projects that have received tax-exempt financing and/or Low-Income Housing Tax Credits (LIHTC) have also received AHIF/HOME funding. Units developed by for-profit developers are typically committed to remain affordable for 30 to 60 years.

Arlington County has a goal to add an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers. Arlington has added more than 2,600 committed affordable units from 2000 to 2009. Working with affordable housing partners, the County has produced approximately 6,000 units of committed affordable rental housing. This is over 14% of the rental housing stock in the County.



Below is a map showing the distribution of CAF units throughout the County. The County's CAF units are distributed throughout north and south Arlington, while the market affordable units (MARKS) are more concentrated in the south. As seen by the map, there are a large number of CAF units located within the Rosslyn-Ballston Metrorail corridor.

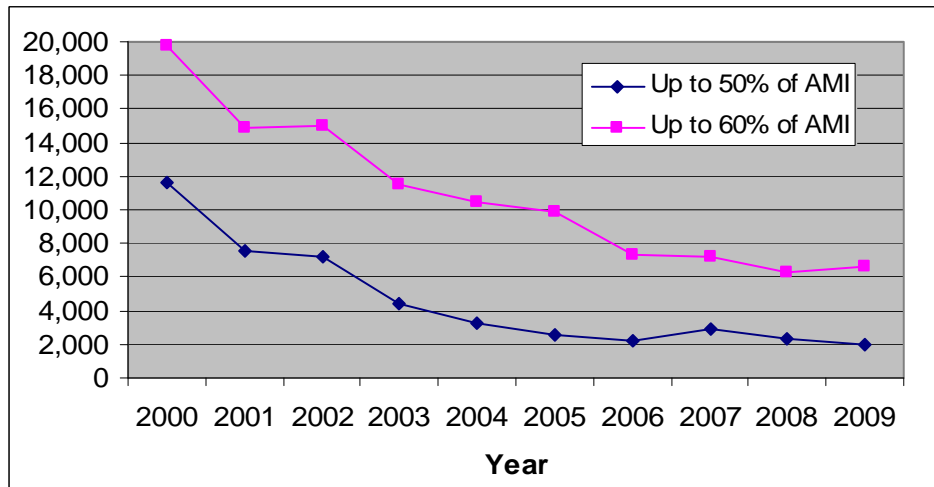


Between FY 2011 and FY 2016, no contracts on any committed affordable property will expire. One of Arlington’s Goals and Targets for Affordable Housing is to “Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.”

While there are no CAF units that will expire in the next 5 years, there are a number of market affordable units that are at risk of becoming unaffordable because of rent increases, rehabilitation or redevelopment potential. Market Affordable Rental Units (MARKS) have decreased in recent years. Between 2000 and 2009, over 13,000 units became unaffordable to households with incomes below 60% of median. In 2000, a unit at the average rent required an income of 52% of median to be affordable; in 2009, it requires 67% of the median income.



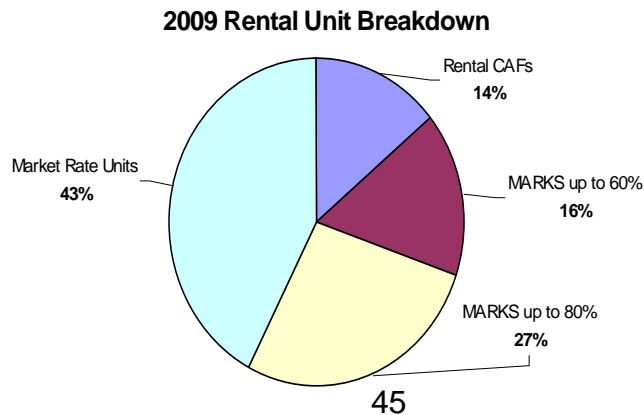
### History of MARKS at 50% and 60% of Median Income from 2000 to 2009



This decline of market affordable units reflects the combined impact of inadequate housing stock, significant increases in rent, and the redevelopment of some affordable complexes. The MARKS dropped from 52% of the multifamily rental supply in 2000 to 16% in 2009. The increased demand for rental units will reduce vacancy rates and raise rents at market affordable complexes and further exacerbate the County's affordable housing crisis.

The following table shows the changes in rental units affordable to households earning 50%, 60%, and 80% of median income. Please note that with each increment unit totals are cumulative.

Affordable at % of Median Income	2007	2008	2009	3-Year Net Change	
	Cumulative Total of Units	Cumulative Total of Units	Cumulative Total of Units	No. of Units	% Change
Up to 50%	2,947	2,380	1,955	-992	-33.7%
51 to 60%	7,228	6,283	6,685	-543	-7.5%
61 to 80%	16,856	16,051	18,114	1,258	7.5 %
Cumulative Total	34,890	34,914	35,913	1,023	2.9%



## Supportive Housing for Persons with Disabilities

As a result of the implementation of the Supportive Housing Plan adopted by the County in 2005, Arlington has a robust permanent supportive housing program that provides affordable housing (in scattered site apartments) and services to persons with disabilities. Currently, the County has approximately 210 units of permanent supportive housing (PSH). The PSH units are primarily County Committed Affordable Units (CAFs) that developers/owners have agreed to set aside for this purpose. Various sources of funds are used as rental subsidies including: Federal Shelter Plus Care and Supportive Housing Program funds, Housing Choice Vouchers, and local rental assistance funds. Support services are provided by County Case Managers, mental health therapists, and community-based services agencies. In addition to the PSH, the County supported the development of a small group home for consumers coming out of state training institutions. This group home is fully accessible; it includes an elevator so persons in wheel chairs can move through out the entire house.

Approximately 123 units of supportive housing are in development, including 48 units of PSH, 52 units of assisted living, and 26 affordable efficiency units for homeless persons. The PSH units are located in five different projects (Views of Clarendon, Buchanan Gardens, Macedonia Apartments, Jordan Manor, and Buckingham Village III) all being developed with significant support from the County's Affordable Housing Investment Fund. The assisted living residence, known as the Mary Marshall Assisted Living Residence, will be under construction in the first quarter of 2010. Construction is being funded with US Department of Housing and Urban Development and VA Department of Social Services funds. The affordable efficiencies project is in the pre-development stage.

In addition to the PSH units, the Department of Human Services contracts with service providers for 80 residential beds in group homes for persons with Intellectual Disabilities and about 108 residential beds for persons with serious mental illness and/or substance abuse.

Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Arlington's Goals and Targets, approved by the County Board in December of 2003, were developed as a critical step in the County's efforts to address an affordable housing crisis that jeopardizes economic diversity. The targets were developed to plan for the needs of:

- families,
- older residents,
- persons with disabilities,
- entry level professionals and our teachers, police, firefighters and other public employees,

- employees in the many jobs that support the County’s strong economic development.

The targets are used to guide implementation activities and to track Arlington’s progress in achieving its Affordable Housing Goals. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. In addition to the baseline, “stretch” targets have been established for all goals and “aggressive” targets are offered for some. These targets reflect a more ideal outcome. The report, Arlington’s Goals and Targets for Affordable Housing displays the baseline data, stretch and aggressive targets on graphs with short narrative accompanying each target.

Many of the targets are interrelated and may conflict in certain situations. This makes it difficult to set priorities among targets. Ultimately, Arlington must strive to strike the appropriate balance across a range of different affordable housing goals, to maintain a community that is economically diverse and economically sustainable.

The development of the targets was achieved through extensive public discussion, including people of diverse interests. Recognition is especially due to the Targets Subcommittee of the Arlington Housing Commission, the full Commission and members of the public who participated in a forum and provided comments throughout the process.

An Annual Targets Report (Attachment 7) is issued yearly to update the County Board and community on progress in meeting the targets. As a result of annual evaluations, the targets may be adjusted or new targets developed as needed. The County will also continuously research best practices across the country, develop and implement new strategies, and seek out new partners to help achieve the targets.

## **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Arlington’s Goals and Targets for Affordable Housing establish the County’s objectives and outcome measures for affordable housing. As mentioned earlier, the Housing Commission evaluated the goals and targets and has recommended changes. In the fall of 2008, the Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in that Goals and Targets subcommittee. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations to the Housing Commission for refining existing targets or adding new ones and, ultimately, present these to the County Board. The subcommittee met seven times between October

2008 and November 2009 and proposed a number of changes that the full Housing Commission acted on in January 2010.

The major changes include adding a goal and associated targets to prevent and end homelessness, adding a goal and associated targets to minimize displacement of low- and moderate-income households, adding a target to increase annual contributions to the Affordable Housing Investment Fund by 10% per year, add a target to assist at least 50% of persons in shelters, transitional and supportive housing with skills training, employment placement or enrollment in public assistance benefits and to add a target to increase education and assistance to households at risk of foreclosure.

The following lists the goals and targets as proposed by the Housing Commission with suggested new targets/changes noted in italics. **Please note that the Housing Commission's recommended changes to the goals and targets have not been approved by the County Board.**

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
  - Provide assistance to priority households in the following proportions by *FY 2015*:
    - 65% to families with children
    - 20% for the elderly, and
    - 15% for persons with disabilities.
  
- *Prevent and End Homelessness*
  - *Reduce the number of unsheltered homeless by half by 2015.*
  - *Increase the supply of year round shelter beds to 175 with conversion of the Emergency Winter Shelter (EWS) to year round operation*
  - *Provide permanent housing to at least 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities through housing grants and through supportive housing with an increase in the supply of permanent supportive housing units to 425 by 2015.*
  
- Ensure through all available means that all housing in Arlington County is safe and decent.
  - Ensure that 100% of multifamily rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by *FY 2015*.
  - Reduce the rates of major violations in multifamily rental housing by 10% each year.
  - Conduct annual common area inspections of all multifamily rental complexes over 20

- years old.
- Conduct annual full code inspections on 5% of all multifamily rental units over 30 years old.
- *The County's Code Enforcement will provide a written, annual report on housing code inspections completed for the year by complex, listing full code inspections by complex, with a total of violations reported, corrected and pending. Findings will be shared annually in a presentation to the Tenant-Landlord Commission.*
- *Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of housing is consistent with our initiatives to reduce green house gas emissions in Arlington County.*
  - *The Housing Commission requests that the Community Energy and Sustainability (CES) Task Force propose recommended targets to achieve this goal.*
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
  - *Encourage new housing supply to serve diverse populations at a variety of income levels and family sizes.*
  - Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while meeting the targets for goals 4, 5, 6 and 7.
  - Encourage for-profit developers to provide at least 5% onsite or 10% offsite of all new units *or total bedrooms* in residential site plan projects as affordable. If the density bonus is used, target 50% of the bonus units *or bedrooms* as affordable.
  - *Increase annual contributions to the Affordable Housing Investment Fund by 10% per year.*
- *Minimize displacement of low- and moderate-income households in complexes being renovated, converted or redeveloped.*
  - *For committed affordable housing projects, strive to retain 60% of low- and moderate-income households on-site, or in neighboring affordable housing.*
  - *For private projects, strive to retain 40% of low- and moderate-income households as residents of Arlington County.*
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).

- Increase the number of households receiving rental assistance to 4,000 by *FY 2015*.
  - Provide that 25% of the new committed affordable rental units approved annually are reserved for households with incomes below 40% of median.
  - *Assist at least 50% of persons in shelters, transitional and supportive housing with skills training, employment placement or enrollment in public assistance benefits.*
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
    - Increase the number of family-sized units in the County to 61,000 by *FY 2015*.
    - Provide that half of the rental committed affordable housing units added between FY 2001 and *FY 2015* are family-sized, of which 25% would be greater than two bedrooms.
- Distribute committed affordable housing within the County, neighborhoods, and projects.
    - Distribute non-elderly, rental committed affordable housing units added between FY 2001 and *FY 2015* in the following Neighborhood Service Areas (NSAs)<sup>5</sup>:
      - 25% in A, B, and C,
      - 60% in D, E, and H, and
      - 15% in F and G.
    - Provide that two-thirds of the large non-elderly projects developed with affordable units between FY 2001 and *FY 2015* would have less than half of their units serving households with incomes below 60% of the median income.
  - Maintain the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households.
    - *Maintain the home ownership rate of 46% and increase it to 50% if possible throughout the County by 2015.*
    - Provide home ownership education to 700 households with incomes below 80% of median annually and annually assist 50 households with incomes below 80% of median to become homeowners.
    - Increase the home ownership rate for minority households from 24.2% to 30% by

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<sup>5</sup> These targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.

2015.

- *Increase education and assistance to households at risk of foreclosure.*
- Ensure, through all available means, that housing discrimination is eliminated.
  - Reduce all indications of housing discrimination to zero by *FY 2015*, as measured by annual fair housing testing.

These comprehensive goals will be reported on in the Annual Targets Report, whereas the CAPER will report on the Section 215 housing goals shown in the Housing Needs Table.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

There are a number of resources and implementation tools that Arlington currently uses to increase the availability and affordability of housing, which involve the public, private and nonprofit sectors. The following section catalogs the main resources and tools that have been used and can reasonably be expected to be available in the coming five-year period.

### **Financial Resources/Tools**

**Affordable Housing Investment Fund:** The Affordable Housing Investment Fund (AHIF), is comprised of HOME funds, local general revenues, and 1% of recordation tax received by the County (typically about \$1 million each year). Established in 1985 as a revolving loan fund, it now has loan repayments and Affordable Dwelling Unit Ordinance contributions from developers of approximately \$2-\$4 million annually. Occasionally there are larger one-time payments and loan payoffs, e.g., a \$2.5 million payment in FY 2010. AHIF funding is typically used for new construction, acquisition and rehabilitation projects to preserve and improve the supply of affordable housing.

In FY 2010, the AHIF received \$1,146,911 of the Federal HOME allocation, to be leveraged with \$3,643,051 of local general fund revenues and recordation tax to equal a total of \$4,789,962. A separate \$127,435 from the County's HOME fund allocation is set-aside for program administration. For the entire FY 2011-2015 period, it is estimated that an aggregate HOME allocation of \$5,835,000 to \$6,418,000; \$26,340,000 to \$28,970,000 leveraged general funds; and a separate \$700,890 to \$770,980 set-aside allocation from the HOME funds for program administration will be dedicated toward AHIF activities.

In addition, Housing Division staff facilitates and assists in obtaining the primary financing for affordable housing development through such mechanisms as tax-exempt mortgage

revenue bonds, other bond financing, federal and state tax credit programs, and other state mortgage programs.

**AHIF Plus Credit Facility:** This enhancement to the Affordable Housing Investment Fund (AHIF) provides interim financing for the acquisition, renovation, and/or construction of affordable housing. Unlike permanent financing through the County's AHIF program, repayment on AHIF Plus loans begins as soon as construction is complete. In FY 2009, the County used a \$34.5 million credit facility with SunTrust under the AHIF Plus program to acquire land for Buckingham Village 3. This purchase will help preserve 140 affordable rental and ownership units and debt service payments will be funded with AHIF revenues. Staff projects that the County will recoup approximately half the total purchase price, making the County's long term investment in the project approximately \$17 million.

Since the inception of AHIF Plus, the County has provided approximately \$67 million in interim financing through the County's credit facilities to support affordable housing development.

**Partial Exemption of Tax Assessments:** Arlington has a partial exemption from increase to the tax assessments (only improvements and not land value) available for developers who do substantial rehabilitation on multifamily rental projects. Enhanced tax exemption incentives are also available for projects in the Nauck Village Center Plan area.

**Bond Financing:** The County offers developers various bond financing options, including the following:

- The Industrial Development Authority (IDA) of Arlington can provide below- market rate financing for the acquisition and new construction or rehabilitation of affordable housing projects.
- The Virginia Housing Development Authority (VHDA) provides tax-exempt and taxable bond financing to developers. VHDA has over \$100 million in annual tax-exempt bond authority.

**Low Income Housing Tax Credits (LIHTC):** The County works with developers to obtain LIHTC allocations for projects with committed affordable units. Recent projects which have received credits include The Jordan Apartments, Macedonia Apartments, The Views Apartments, and Buckingham Village.

**Housing Grants:** This County funded rent assistance program serves low-income working families, elderly persons, and persons with disabilities. Rent subsidies allow households to pay about 40% of income in rent. In FY 2010, the program was funded for \$4.9 million



dollars including \$600,000 in safety net funds needed to keep up with the growth in eligible households applying for the program. At mid-year of FY 2010, 947 households are receiving program services.

**Homeowner Grant Program:** The Arlington County Homeowner Grant Program has been eliminated as part of the Fiscal Year 2011 budget process. The County Board made this change to better reflect current need and steer resources to other housing programs. The Homeowner Grant Program was created in 2005 to provide tax relief for Arlington homeowners during a time of rising real estate assessments. With real estate assessments flattening and demand for rental assistance rising 55 percent since 2005, the County Board opted to eliminate the Homeowner Grant Program. The savings will be applied to the Housing Grants Program.

**Real Estate Tax Relief Program:** This program provides an exemption, partial exemption, and/or deferral of real estate taxes to eligible homeowners based on the household income and assets. Eligible persons must be at least age 65 or permanent and totally disabled and not be engaged in substantial gainful employment. Income for Elders may not exceed \$85,268. Disabled persons may have unearned income up to \$85,268. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral.

**Homeownership Purchase Assistance:** The CDBG and HOME-funded Moderate Income Purchase Assistance Program (MIPAP) offers down payment and closing cost assistance to low- and moderate-income first time homebuyers. The MIPAP Program was recently changed to a shared appreciation program that provides more substantial downpayment assistance to eligible homebuyers.

**Historic Preservation Tax Credits:** Historic Preservation Tax Credits are often used in conjunction with the LIHTC program to finance preservation projects. In 2009, the Buckingham Village 3 project, which preserves 140 affordable rental and ownership units, was awarded preservation tax credits, providing additional resources to supplement its 2008 LIHTC award.

**Community Development Block Grant:** CDBG supports single-family housing rehabilitation activities, including the Volunteer Home Repair program implemented by the Robert Pierre Johnson Housing Corporation (RPJ), and the Home Improvement program (HIP) and the Barrier Removal program sponsored by AHC, Inc. CDBG funds support home ownership activities undertaken by County staff and nonprofits by funding administrative costs, as well as downpayment assistance for eligible home buyers.

CDBG funds are also used to administer multifamily housing development and rehabilitation activities of the Arlington Partnership for Affordable Housing (APAH) and RPJ. The CDBG

Housing Development Revolving Fund is available to nonprofit housing developers for housing development loans.

### **Zoning Incentives/Tools**

**Voluntary Site Plan Guidelines:** To provide incentives for private investment to support high quality, mixed-use, smart growth development with mixed-income projects, Arlington's special exception Site Plan process substantially increases development above by-right density, thereby adding significant value to such projects. The County creates this value by increasing the amount of density permitted and modifying height, parking, and other development standards. The enhanced density and value of some recent site plan projects have exceeded by-right options fivefold. In exchange, developers must provide affordable housing contributions or units as specified below.

### **Affordable Housing Ordinance**

In December 2005, the Arlington County Board approved amendments to the County Zoning Ordinance that are used in the approval process of Site Plan projects to increase the supply of affordable housing and to streamline the approval process. The developer chooses whether to provide a cash contribution or to provide affordable units based on a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR). For on-site units, the requirement is 5% of the GFA; for off-site units nearby, 7.5%; for off-site units elsewhere in the county, 10%. Cash contribution rates in 2009 are: \$1.70/sq. ft. of GFA for first 1.0 FAR; \$4.54/sq. ft. from 1.0 to 3.0 FAR for residential; \$9.10/sq. ft. of GFA above 3.0 for residential; and \$4.54/sq. ft. above 1.0 FAR in commercial. Cash contribution amounts are indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA.

**Special Affordable Housing Protection District (SAHPD):** This is a special land use tool which can be used on existing affordable housing sites in the Metro Corridors when the site is designated on the County's General Land Use Plan for 3.24 FAR or higher. It seeks to retain or replace the existing affordable housing units on a one-for-one basis. This has been interpreted as replacing the number of bedrooms on a one-for-one basis.

**Density and Height Bonus:** The County's 25% density and 6-story height bonus, added to the zoning ordinance in 2001 to enhance the existing density and height increases available through the Site Plan process, permit both market-rate and affordable units, with the value of the market-rate bonus units designed to offset the cost of the affordable units. One of the Targets seeks for half of the bonus gross floor area to be used for affordable units.

### **Transfer of Development Rights**

The Transfer of Development Rights (TDR) program allows a site to send density and other development rights for the purposes of the preservation or facilitation of affordable housing,

open space, historic preservation, community facilities, or community recreation. Through Site Plan approval, the TDRs can be transferred to another location where density is deemed more appropriate by the County Board.

### **Bonus Density in Nauck Village Center**

The Nauck Village Center Action Plan includes a provision, as an incentive for the creation of affordable housing, for an increase in FAR from a maximum density of 1.5 to 2.0. This use permit option is limited to projects on designated residential sites where the developer agrees to provide at least 10% of the units as Committed Affordable Units.

### **Bonus Density in Clarendon Revitalization District**

In April 2009 the County Board approved a new Unified Commercial Mixed-Use Development Special Exception Use Permit option for “Service Commercial” properties on the edges of Clarendon. These properties could obtain up to 1.5 FAR in bonus density by providing affordable housing equal to 10% of the bonus density if that amount is more than 4,000 square feet in GFA. In some situations, a cash contribution of \$15 per square foot of the bonus density could be made instead.

### **Potential Resources and Implementation Tools**

During the coming year, the Tools and Trends Subcommittee of the Housing Commission will continue to compile a list of potential implementation tools to increase and preserve the supply of affordable housing. The proposed tools they are looking at have been used successfully in other jurisdictions and the subcommittee will assess the viability of the use of these tools in Arlington. Some of the tools being considered include putting affordable housing on public land, establishing a land trust, exempting affordable housing from local property taxes and encouraging affordable housing development along appropriate transportation corridors such as Lee Highway and Columbia Pike.

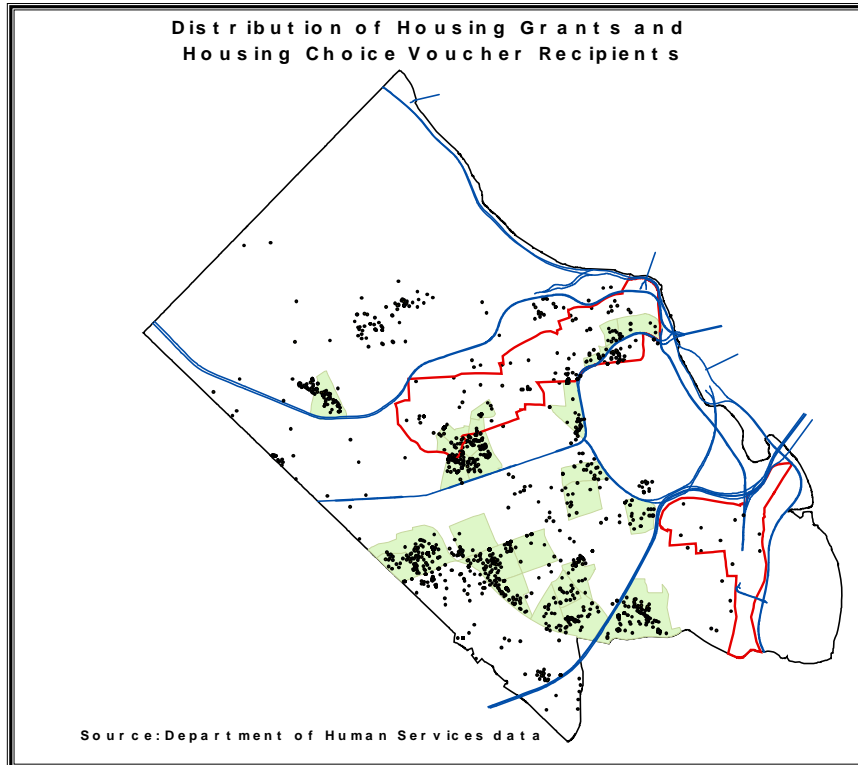
### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. In FY 2009, 1,337 households received Housing Choice Vouchers. The County’s locally-funded Housing Grants program provided grants to 947 working families,

elderly and/or disabled households. Both of these programs are designed to increase the housing choices of low income households by allowing them to use a voucher/grant in single-family homes, townhouses and apartments where the owner agrees to rent under the program. The map below shows the location where Housing Choice Vouchers and the County's local Housing Grants are used. As seen by the map, the greatest concentrations of Housing Choice Voucher and Housing Grant recipients live in the County's Neighborhood Strategy Areas (NSAs). Each of these areas has more than 50% low to moderate income populations.



The table below shows Housing Needs of Families in the Jurisdiction Served by the PHA and Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists. As of December 2009, there were 1,082 families on the waiting list. Of these, 88% were extremely low income (earning less than 30% AMI); 11% were very low income (30-50% AMI); and 1% were low income (earning 50-80% AMI). More than half of the families on the list had children (49%) and 21% had disabled or handicapped members. The majority of individual family members on the waiting list were black (1,927 or 71%) and 9% were Hispanic.

<b>Housing Needs of Families on the Waiting List (as of December 2009)</b>			
	# of families	% of total families	Annual Turnover
<b>Waiting list total (families)</b>	1,082		
Extremely low income <=30% AMI	952	88%	
Very low income (>30% but <=50% AMI)	121	11%	
Low income (>50% but <80% AMI)	9	1%	
Families with children	531	49%	
Families with Disabled or Handicapped Members	232	21%	
<b>Total Individuals on List<sup>6</sup></b>	2,639		
Total number of elderly (over 62)	93	4%	
Race/ethnicity	1= 575	22%	1=White
Race/ethnicity	2= 1,927	73%	2=Black
Race/ethnicity	3= 6	.2%	3=American Indian/Alaskan Native
Race/ethnicity	4= 120	4%	4=Asian
Race/ethnicity	5= 11	.4%	5=Native Hawaiian/Pacific Islander
Race	237	9%	Hispanic
Race/Ethnicity	2,406	88 %	Non-Hispanic

## Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

<sup>6</sup> Some of the figures may be duplicates (e.g. elderly family with disabled family member).

The mission of the Department of Human Services' (DHS) Section 8 office is to assist families to achieve their highest level of self-sufficiency by providing affordable, decent, safe and sanitary housing through the provision of rental assistance. The office completes the 5-year PHA Plan and the Annual Plans. The current 5-year plan (for the County's Fiscal Years 2011-2015) states the following goals and objectives:

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources.**

- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

**Strategy 2: Increase the number of affordable housing units.**

- Apply for additional Section 8 units should they become available, which includes the recent notice of funding availability for rental assistance for non-elderly persons with disabilities.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- Coordinate with Arlington Economic Development to identify prospective landlords and developers.
- Utilize voucher dollars to project-base units in existing housing.

**Need: Specific Family Types: Elderly and Families with Disabilities**

**Strategy 1: Target available assistance to the elderly and families with disabilities.**

- Apply for any NOFAs, should they become available, to families including those for elderly or disabled.

- Utilize voucher funds to project base units in existing housing geared primarily towards senior citizens.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Work with developers and landlords to build accessible or modify units.

**Strategy 2: Conduct activities to affirmatively further fair housing.**

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.

**Strategy 3: Increase the number of preferences to the waiting list.**

- Adopt local preference for victims of domestic violence living within the PHA’s jurisdiction by working closely with Project Peace Representatives.
- Adopt local preference for homeless individuals living within the PHA’s jurisdiction by working closely and in coordination with representatives of the ten year plan to end homelessness.

**Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

The County does not have HUD-defined barriers such as:

- zoning ordinance minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards
- impact fees on development
- lack of use of a recent version of one of the nationally recognized model building codes
- land use regulations prohibiting the use of manufactured housing
- lack of a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits
- lack of concurrent, not sequential, reviews for all required permits and approvals

- requirements for public review of affordable housing projects that are in full compliance with the zoning ordinance and other development regulations.

In the last five years, the County has produced new policies to overcome some HUD-defined regulatory barriers.

- *Accessory Dwelling Units:* In 2008, the County approved changes in the Zoning Ordinance that will allow for accessory dwellings (AD). An AD is a second legal living space with kitchen, bathroom, and a separate entrance. In Arlington, ADs are permitted inside single-family detached houses, e.g. in a basement, on the second floor, or in an addition to the home.
- *Affordable Housing Ordinance:* In 2005, the County approved a new Affordable Housing Ordinance. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR).
- *Affordable Housing Goals and Targets:* Even though there is not a housing element for the comprehensive plan, the Affordable Housing Goals and Targets perform a similar function. The Goals and Targets calculate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years.

The County identified that it did have HUD-defined regulatory barriers in the following areas:

- *Fast Track Permitting:* The County does not have expedited or fast track permitting and approvals for affordable housing projects.
- *By-Right Density Bonuses:* HUD recommends by-right density bonuses that provide for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.
- *Graded Regulatory Requirements for Housing Rehabilitation:* The Virginia Uniform Statewide Building Code lacks language encouraging housing rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings. HUD recommends code language that increases regulatory



requirements in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis.

- *Time Limits for Government Review:* HUD recommends that jurisdictions establish time limits for government review and approval or disapproval of development permits. If, after the application is deemed complete, the government failed to act within the designated time period, the application would be automatically approved.
- *Waiver of Parking Requirements:* HUD recommends that localities have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.
- *Infrastructure:* HUD recommends that localities modify infrastructure standards and/or authorize the use of new infrastructure technologies (for example, water, sewer, street width) to significantly reduce the cost of housing.

**County Actions:** Some strategies that the County might consider to eliminate regulatory barriers identified are:

- *Density Bonuses:* The County is expected to continue refining and expanding provisions for increased density in return for affordable housing.
- *Fast Track Permitting:* Creation of fast track permitting for affordable housing projects could lessen their construction costs by mitigating inflationary costs associated with a lengthy construction phase. Project budgets would also trend toward a smaller variance. Affordable housing projects are queued with market project to receive building permits and obtain inspections during the construction phase. Cost overruns resulting from construction delays for any reason can have adverse financial effects on the development for both developer and the lenders. Significant delays can risk the loss of low-income housing tax credits which have a two-year clock in which to complete construction and place a project in service.

## Homeless

### Homeless Needs (91.205 (b) and 91.215 (c))

\*Note: The Homeless needs charts does provide information about the type of housing needed on the date of the Point-In-Time Survey. It must be noted that an additional category of housing needed (Other Permanent Housing) is utilized which HUD does not include. An assumption can be made that there are individuals counted in this category that may need permanent supportive housing and/or transitional housing options.

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

*3-5 Year Strategic Plan Homeless Needs response:*

#### Annual Point-In-Time Survey (PIT)

In conjunction with the Washington Council of Governments (COG), Arlington's Continuum of Care (CoC), known as the Implementation Task Force (ITF), completed an annual survey of homeless persons served on January 27, 2010. The Point-In-Time (PIT) Survey yielded a total of **531** persons being counted which included single persons and persons in families. This number represents a less than **1%** increase in the number of persons counted in January 2009. The survey yielded **76** adults in families, **108** children in families, and **347** single adults.

#### Single Adults

Of the 347 singles counted in the survey, 223 (64%) of those adults were counted as unsheltered or "living on the streets" of Arlington County in parks, encampments, and other places not meant for human habitation. The PIT also revealed that 115 (33%) of the single adults surveyed were deemed **chronically homeless**. This represents a 18% decrease in the number of persons counted as chronically homeless in 2009. From an employment perspective, the vast majority of single adults (299 or 86%) are currently unemployed while 48 or 13% have some form of employment (full-time, part-time, seasonal). With regards to subpopulations: 86 persons (25%) were considered chronic substance abusers, 13 persons (4%) were considered seriously mentally ill, and 35 persons (10%) were considered dually diagnosed.

## Families

A total of 61 family households were counted on the date of the PIT which represented a total of 184 persons. 76 adults and 108 children in families were counted. The total number of persons in families represented a 2% increase over the number yielded in the 2009 PIT Survey. Although unemployment is high among single adults, most adults in families have some source of employment. Of the 76 adults counted, 44 (57%) had some form of full-time or part-time employment. Unlike single adults, the subpopulation categories numbers for adults in families are low for those diagnosed as seriously mentally ill, chronic substance abuser, or dually diagnosed. However, the numbers are significantly higher with respect to history of domestic violence. 71 persons were counted as having experienced domestic violence and this included adults and children. For additional information regarding the PIT Count, please reference the charts below.

**Table A – By Category**

<b>HOMELESS COUNT BY CATEGORY</b>			
<b>Category</b>	<b>2010</b>	<b>2009</b>	<b>% Change 2009 to 2010</b>
<b>Total Number Counted</b>	531	527	.75% increase
<b>Total of Singles</b>	347	338	3% increase
<b>Total Number of Families</b>	61	57	7% increase
<b>Total of Persons in Families</b>	184	189	2% increase
<b>Total Adults in Families</b>	76	71	7% increase
<b>Total Children in Families</b>	108	118	8% increase

**Table B – Sheltered versus Unsheltered**

<b>SHELTERED UNSHELTERED</b>			
<b>Category</b>	<b>2010</b>	<b>2009</b>	<b>% Change 2009 to 2010</b>
<b>Unsheltered Singles</b>	223	207	8% increase
<b>Sheltered Singles</b>	124	131	5% increase
<b>Sheltered Persons in Families</b>	185	189	3% increase
<b>Total</b>	<b>531</b>	<b>527</b>	.75% increase

Table C – Chronically Homeless

<b>CHRONICALLY HOMELESS</b>			
<b>Category</b>	<b>2010</b>	<b>2009</b>	<b>% Change 2009 to 2010</b>
<b>Chronically Homeless*</b>	115	140	18% decrease

**\*Definition of Chronically Homeless:** An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. However, persons who are currently residents of transitional or permanent supportive housing are not considered to be chronically homeless

<b>HOMELESS SUBPOPULATIONS 2010 GROUP A</b>			
<b>Category</b>	<b>Individual Adults</b>	<b>Persons in Families</b>	<b>TOTAL</b>
<b>Chronic Substance Abuser (CSA)</b>	86	7	93
<b>Severe Mental Illness (SMI)</b>	13	0	13
<b>Dually Diagnosed (CSA &amp; SMI)</b>	35	0	35
<b>TOTALS</b>	<b>134</b>	<b>7</b>	<b>141</b>
<b>HOMELESS SUBPOPULATIONS 2010 – GROUP B</b>			
<b>Category</b>	<b>Individual Adults</b>	<b>Persons in Families</b>	<b>TOTAL</b>
<b>U.S. Veterans</b>	17	0	17
<b>Living With HIV/AIDS</b>	6	0	6
<b>Domestic Violence Victim</b>	9	71	80
<b>Physical Disability</b>	14	4	18
<b>Chronic Health Problem</b>	34	24	58
<b>Language Minority</b>	126	56	182
<b>Foster Care</b>	2	0	2
<b>Former Institution</b>	39	1	40
<b>Other</b>	26	2	28

As Arlington continues to improve its unduplicated count of persons served in emergency shelter and transitional housing programs, a definitive number of singles persons and persons in families throughout a specific County fiscal year can be obtained.

## Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

*3-5 Year Strategic Plan Priority Homeless Needs response:*

The ITF annually participates in the one day PIT census which collects data about homeless persons served in the Washington Metropolitan area. The ITF collaborates with the COG to determine an identified date which has usually been during the last week of January of each calendar year.

The data for completing the CoC Homeless Population and Subpopulations Chart was taken from the PIT census that took place on January 27, 2010.

**PIT Census Process:** The one day PIT census provides the ITF with a basis for determining unmet need. During the process of the survey, the type of “housing needed today” was indicated. Acknowledging that all homeless persons ultimately need permanent housing, the survey considered what housing was required within the CoC, i.e., Emergency Shelter, Transitional Housing, Permanent Supportive Housing, or Safe Haven, if unsheltered. If a person or family was sheltered AND ready to move *within* the CoC (e.g. from one type of housing to another) the type of housing needed was indicated, e.g. emergency shelter, transitional housing or permanent supportive housing. If the individual did not need OR was not ready to move out of the CoC on the date of the survey, then their current sheltered situation was listed. The Current Inventory was then compared with the need assessed in the census to determine the amount of unmet need.

Survey training was provided to all homeless service providers which included training on capturing information in the HMIS system and for those that will capture information on manual forms. In addition to the training, instructions were distributed to relevant Implementation Task Force members for use on the day of the survey. Members

participating in the survey included street outreach programs, all emergency shelters in the County, and transitional housing programs. Surveys were completed for both single individuals and persons in families.

Street outreach programs operated by Arlington Street People's Assistance Network (A-SPAN) and the Department of Human Services (DHS), coordinated the street count. Outreach workers were assigned to specific sites throughout the County to make contact with and survey each individual who was homeless on January 27. Street sites can include libraries, malls, under bridges, food distribution sites, churches, day labor congregation points, and programs providing emergency services. Every effort was made to eliminate duplication of count between the two street outreach programs and the Emergency Winter Shelter (EWS).

**Priority:** The ITF has several priorities that are listed as part of Arlington's 10 Year Plan to End Homelessness. These priorities include but are not limited to: (1) providing housing options to persons recognized as being chronically homeless, (2) providing supportive services to chronically homeless persons that will enable the person to be supported within the community, and (3) developing additional housing subsidy options for persons (individuals and families) who are not disabled but do not have enough funds to independently maintain housing. In past year, the ITF has submitted applications for additional permanent supportive housing grants offered through the annual Continuum of Care HUD application process. The ITF has agreed to apply and rank new permanent housing projects as the number one priority program. In each instance where the ITF has applied for these funds, the goal was to establish a permanent housing program with a designated number of beds combined with supportive services. The programs have historically been developed to serve persons who are chronically homeless and have a serious mental illness (SMI).

## **Homeless Inventory (91.210 (c))**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

*3-5 Year Strategic Plan Homeless Inventory response:*

Arlington County has a number of programs within in the Continuum and each has a range of services to assist homeless individuals and families. Arlington County has two organizations (A-SPAN and DHS) that provide street outreach to engage clients in the hope of linking persons to community resources. Outreach services include programs such as bag

meals, shower services, low demand case management, transportation, and a place to receive mail.

The DHS Crisis Assistance Bureau is the front door for assessment for County services including immediate financial assistance to prevent homelessness, food assistance or access to substance abuse and mental health services. An emergency shelter admissions team (includes DHS and homeless service provider staff) assesses all families who seek entry to one of the two Arlington family shelters. Clients may self refer to gain entry to the two shelters for individuals and the domestic violence shelter. In all cases a brief intake is conducted and more thorough assessment is completed upon entry to the shelter.

Arlington County has four year-round shelters that provide emergency shelter services to homeless individuals and families. Arlington County has three (3) distinct emergency shelter programs for families. A family in need of shelter may be provided services at the Sullivan House shelter (50 bed facility) or at the Family Home shelter (21 bed facility). In addition to the two family shelter programs, Arlington has a domestic violence shelter (11 beds) for persons seeking safety from violence. Arlington also has one year-round emergency shelter for singles, the Residential Program Center (RPC) that can house up to 44 single male and female clients. During the winter season, Arlington does open an Emergency Winter Shelter (EWS) to protect persons from extreme winter weather and cold. The shelter operates November 1st through March 31<sup>st</sup> of each winter season. Clients served at any one of the five emergency shelters receive weekly case management, substance abuse and mental health services, employment services, assessments, and linkage to mainstream services and unmet medical needs.

Arlington County has five transitional housing programs. The programs usually provide up to 24 months of housing that includes a rental subsidy. All of the transitional housing programs provide weekly case management services, service plan development, and referral to other services (e.g. employment services, access to mainstream benefits, etc) to meet the households needs. There are three (3) programs operated for families that include:

- Adopt-A-Family is operated by AACH. The program can serve up to 21 families at any given time. The program is operated through a combination of HUD funds and local Transitional Housing Grant funds.
- HomeStart Transitional Housing is operated by Doorways and can serve up to 18 families at any given time. The program is operated with local Transitional Housing Grant funds and other sources of funding identified by the provider.
- Elizabeth's House is operated by Borromeo Housing and serves up to eight families. This program provides housing to young mothers (17-21 years of age) who have one child. Case management services focus on education, employment and parent-child

development skills. The program is operated with County Transitional Housing Grant funds and other sources identified by the provider.

Arlington County also has two (2) programs for single adults that include:

- Independence House operated by Vanguard Services Unlimited provides transitional housing for up to 16 adults. The program has been established for persons who have a substance abuse history and are actively in the recovery process and employed.
- Carlin Springs is operated by Community Residences and provides up to five beds for single homeless adults with a mental illness. The goal of this program is to provide up to three months of transitional housing with the goal of a permanent housing solution.

As part of the County's CoC, there are a number of permanent supportive housing programs designed to address the need for homeless clients with a disability. Most of the programs provide a rental subsidy combined with supportive services that focus on maintaining the client in the community. The programs are as follow:

- Susan's Place is operated by New Hope Housing, Inc. and has five beds for chronically homeless adults. The focus of this program is to continue the engagement process, so that clients served can address medical, mental health, and other needs.
- In-Roads is operated by ASPAN and provides permanent housing to 6 beds for chronically homeless adults who have a serious mental illness, chronic substance abuse history, or are dually diagnosed.
- Striving Home is operated by ASPAN and provides permanent housing to 12 chronically homeless adults who have a serious mental illness, chronic substance abuse history, or are dually diagnosed.
- The County operates three Shelter Plus Care (S+C) Programs with funding from HUD to provide permanent housing to households who are homeless and have a serious mental illness. The programs are Milestones I, Milestones II, and Milestones III. A total of 21 households can be served at any given time.
- Arlington County's Permanent Supportive Housing Program. The County has developed permanent supportive units with local and federal funding to serve clients across disabilities (e.g. serious mental illness, substance abuse, aging out of foster care). Eighty-six residents, half of whom were homeless, are currently served by the program.

At any point in time throughout this continuum of services, persons can be assessed and referred for the following: employment counseling, substance abuse and mental health services, medical services, food and transportation assistance, mainstream benefits, veteran



services, HIV/AIDS services, domestic violence counseling, child protective services, case management services, childcare, healthcare, life skills training, and legal services.

Once an initial assessment has taken place, low income individuals and families who require immediate rent assistance to prevent an impending eviction are referred to an agency that can provide these funds. These agencies include the County's Crisis Assistance Bureau and Financial Assistance, NVFS Homeless Prevention Program, CR, and AMEN. Several community groups and ecumenical organizations also provide rent assistance to families and individuals on the verge of eviction, including the Hispanic Committee, Catholic Charities, and the Salvation Army.

## Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*
3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

3-5 Year Homeless Strategic Plan response:

### Institutional Structure and Strategy:

The Arlington County CoC developed a 10 Year Plan to End Homelessness entitled "A Passageway Home" to comprehensively address the issues facing individuals and families identified as being homeless.

The **guiding principles** include:

- Commitment from all sectors of the community
- Best practice and evidence based solutions
- Affordable and appropriate housing options
- Culturally competent and consumer-centered services
- Sufficient, committed financial resources

The **goals** of this plan are as follows:

- Increase the supply of affordable housing
- Prevent homelessness at every opportunity
- Provide supportive services to keep people in housing
- Increase income of homeless persons through employment and benefits.

This Plan which was approved by the County Board in 2006 is part of a nationwide movement to shift the focus from managing homelessness to ending it. Arlington’s 10 Year Plan to End Homelessness is based upon best practice strategy concepts including “housing first”, implementation of an early warning system to prevent homelessness, moving people who do become homeless into housing rapidly, and providing the stabilization services necessary for households to maintain their housing.

Over years of providing homeless services in the County, it has become increasingly clear that limited affordable housing has resulted in longer stays at shelters and little movement into permanent housing. There are significant benefits to a community that directs its efforts to preventing evictions and placing homeless people directly into permanent housing rather than keeping them in shelters or living on the street. Most importantly research has shown that it is more cost effective to keep people housed. The 10 Year Plan has developed a mission statement, guiding principles and goals to end homelessness. The statement is that “Arlington will have an integrated, community-based support system which will prevent homelessness and provide the necessary resources to end it”.

**The Strategic 5 Year Priorities** established by the Implementation Task Force are:

<b>Committee Priorities</b>	<b>By When</b>	<b>Measurable Outcome</b>
Ensure continued access to emergency shelter for single individuals and families.	FY 2011 and on-going	-Convert the existing emergency winter shelter into a new 50 bed year round shelter.  -Continue to operate the 73 bed emergency winter shelter with

		<p>15 beds of overflow for singles until the new year round shelter is developed.</p> <p>-Operate a 44 bed shelter for singles.</p> <p>-Operate 71 beds of emergency shelter for families.</p> <p>-Operate an 11 bed emergency shelter for victims of domestic violence.</p>
Increase the number of affordable housing units to meet the needs of persons at or below 40% of AMI.	FY 2011 and on-going	75 new units/per year over a five year period (375 units) to serve individuals and family households (55 0-1BR, 20 2-3 BR).
Increase the number of permanent supportive housing units (PSH).	FY2011 and on-going	53 units/per year over five years (262 units)
Increase the supply of rental assistance by: 1) continuing to fund the Housing Grants program to meet the growing demand, 2) by broadening eligibility to include working singles staying in shelters 3) increasing the Maximum Allowable Rent (MAR) to 90% of the HUD FMR	FY2011 and on-going	<p>-Increase FY 2010 budget by \$300,000</p> <p>-Provide additional \$800,000 in base budget for FY 2011.</p> <p>-Fund program to accommodate growth in FYs 2012, 2013, 2014, and 2015.</p> <p>-Revise rules to include working singles staying in shelters and add funds to base budget for this population (50 in 2011).</p> <p>-Revise MAR to 90% of MAR in FY 2011.</p>
Develop a small efficiency apartment program.	2012	Affordable Efficiency that contains at least 20 units is developed.
Implement the Homeless Prevention & Rapid Re-Housing	10/1/2009-10/1/2011 for federal and state funds	Successfully implement HRPR with existing resources: 64

<p>Program (HPRP) with federal and state funds. Seek additional resources to continue HPRP upon expenditure of existing funding.</p>	<p>2012 to 2015 with additional resources</p>	<p>families and individuals assisted and \$132,550 expended as of 12/31/09</p> <p>Seek additional resources to continue HPRP.</p>
<p>Develop and implement an “Early Warning System” that links households at risk of homelessness with appropriate organizations and services.</p>	<p>FY2010 &amp; ongoing</p>	<p>-Number of persons referred to DHS and other community service providers.</p> <p>-85% of those referred have an assessment conducted.</p> <p>-70% are able to maintain their housing at least 6 months without additional assistance from Arlington County.</p>
<p>Develop a range of programs that addresses income and financial literacy needs for households that are homeless or at risk of homelessness.</p>	<p>FY2011 &amp; On-going</p>	<p>-Implement financial literacy program on-site at 1 housing project in 2011. Expand to other locations.</p> <p>-Implement SOAR program to increase access to SSI/SSDI benefits for individuals who are homeless and staying in shelters.</p> <p>-Expand successful Culinary Arts pilot program to train 15 homeless persons on an annual basis</p>
<p>Establish a flexible pool of funding for supportive services.</p>	<p>FY 2010 and ongoing</p>	<p>Utilize existing resources (DHS, CSBG, and CDBG) and identify other sources of funding.</p>
<p>Enhance the medical care for homeless individuals and families.</p>	<p>FY 2011 and ongoing</p>	<p>- Develop a medical discharge planning system with Virginia Hospital Center.</p> <p>-Create a medical respite bed program.</p>

Arlington County’s leadership invested time to develop a comprehensive public-private partnership with key community stakeholders to provide guidance and leadership to addressing homelessness. Partnerships were established with companies and agencies that

had not been traditionally included in addressing homelessness, such as businesses, faith-based organizations, the police department, and other key stakeholders.

The County Board has designated the **Housing Commission** and the **Community Services Board** to jointly provide leadership and engage the community partners in implementing the 10 Year Plan to End Homelessness. The Housing Commission advises the County Board on housing policy issues and oversees progress toward meeting affordable housing goals which include the provision of permanent housing for the homeless. The Community Services Board provides community leadership of the mental health, mental retardation and substance abuse system. Jointly, it is part of the core mission of these two Commissions to ensure that homeless persons obtain permanent housing and the support services they need to become fully functioning members of the community.

### **Chronic Homelessness:**

Arlington's 10 Year Plan addresses the issues of chronically homeless individuals. Outreach services provided by ASPAN and DHS will continue to engage homeless individuals who are living on the streets and have a diagnosis of serious mental illness, chronic substance abuse, or dual diagnosis. Engagement services include a bagged meal food program, a drop in center, and mobile mental and substance abuse services. The drop in center provides additional services that assists with the engagement process that include but are not limited to shower services, access to toiletries, laundry services, access to medical services, and mail and phone services.

Arlington County does utilize an Emergency Winter Shelter<sup>7</sup> which is primarily accessed by persons who are chronically homeless. The County and ASPAN have made a commitment to provide comprehensive services to meet the needs of homeless individuals. These services include case management services<sup>8</sup> that are housing focused in nature, mobile mental health and substance abuse services, and weekly interdisciplinary meeting.

The County's ultimate goal of serving the chronically homeless is to place them in permanent housing. The 10 Year Plan does focus on the development of permanent supportive housing programs that include "housing first" models. Most of the programs include a combination of a rental subsidy combined with supportive services. The 10 Year planning goals include the continued development of housing stock and the need to expand local rental subsidies and apply for other federal and state funding sources that support the development of permanent housing solutions.

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<sup>7</sup> The Emergency Winter Shelter is operated November 1<sup>st</sup> through March 31<sup>st</sup> of each winter year.

<sup>8</sup> Housing focused case management services were added as part of the 2009-2010 winter season. These services will continue to be utilized each winter year.

## **Homelessness Prevention**

Households who require immediate rental assistance to prevent an impending eviction are referred for prevention funding once an assessment is completed. Households can receive financial assistance from one of four organizations: (1) the County Bureau of Crisis Assistance and Financial Assistance which utilizes local funding<sup>9</sup>, (2) the NVFS Homeless Prevention Program that utilizes state funding, and (4) Arlingtonians Meeting Emergency Needs (AMEN). There are also several community groups and religious organizations that also provide rental assistance to families and individuals on the verge of eviction, including the Hispanic Committee and Catholic Charities. One of the goals of the 10 Year Plan will be to develop a universal assessment that can be used by various agencies providing rental assistance so households will not have to be asked redundant questions but are in needs of the varying rental assistance funds.

In addition to the above mentioned services, Arlington County began the implementation of the federally funded program Homeless Prevention Rapid Re-Housing Program (HPRP). A major aspect of this program is to provide rental assistance coupled with housing-focused case management services. Implementation of the program began on October 1, 2009.

## **Discharge Coordination Policy**

As part of Arlington County's 10 Year Plan to End Homelessness, a major goal with regards to prevention includes the need to develop discharge planning protocols with: (1) Arlington County jail, (2) local emergency hospitals, (3) foster care agencies, and (4) with Virginia state mental health institutions. Memorandums of agreement (MOA) have been established with the Arlington County jail and with the foster care agencies. Additional MOAs will be established with the mental health institutions and an enhanced MOA is currently being worked on with the Virginia Hospital Center.

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<sup>9</sup> Arlington's Board has provided funding resources via an Emergency Needs Funding (County fiscal year 2009) to meet the continued emerging rental assistance needs of Arlington residents.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

### Acquisition of Real Property (570.201(a))

The County does not have the authority to acquire property for housing and there is no housing authority located in Arlington to perform this task. Instead, the County partners with nonprofit and for-profit organizations and for profit developers that may competitively request HOME, CDBG and local AHIF funds for this activity. As the County is the Responsible Entity for ensuring Federal compliance and due diligence is met, the County reviews all partner-sponsored activities for the Uniform Relocation and Real Property Act, As Amended. The County has never undertaken non-voluntary acquisition in a Federally-assisted project. The County ensures that appropriate affordability covenants are recorded on real property that is acquired with Federal funds.

### Disposition (570.201(b))

CDBG funds have not been used to pay costs incidental to disposing of real property acquired with CDBG funds, including its disposition at less than fair market value, provided the property will be used to meet a national objective of the CDBG program. The County does not plan to change this practice during the FY 2011-2015 period.

## Public Facilities (570.201(c))

### *General*

Most public facilities acquisition/demolition/rehabilitation/construction projects are carried out with the use of general obligation bonds or other local financing tools. Arlington County is on the forefront of novel and environmentally friendly practices as they relate to these activities and it encourages private homeowners and businesses to follow similar practices. These policies would guide any future commitments of federal and local funding in capital construction projects. The County has also, under the FreshAire Program, embarked on making energy-efficient retrofits to its public facilities.

Arlington has developed the Green Home Choice program to provide a structure and support system within which builders and homeowners can build green. The Arlington Green Home Choice program is based on the Earthcraft House program, a green home rating system designed by the Southface Institute in Atlanta, Georgia. The program provides a listing of building techniques and components that result in a more efficient and healthy home. Participants in the program are offered front-of-the-line plan review, lawn signs indicating participation in the program, attendance at County-sponsored seminars, and recognition as “green” builders.

An energy efficient structure can reduce electric and natural gas bills by 30% or more. Careful analysis of house size and configuration, insulation levels, heating and cooling equipment selection, and ductwork location all enhance energy efficiency. Designing a structure to take advantage of natural wind currents, sun angles, and on-site shade reduces the need for air conditioning.

Water efficient appliances, faucets, toilets, and landscape watering equipment also save money on water bills. An example is a conventional washer uses about 40 gallons of water per load. In contrast, a full-size [ENERGY STAR®](#) clothes washer uses 20-25 gallons per load. This saves as much as 7,000 gallons of water per year, and uses less electricity as well.

If specific attention is paid to the materials used in construction, a green home can reduce exposure to potential allergens and toxins. For example, protecting the ventilation ducts from dust and moisture during construction reduces the introduction of airborne particulates and mildew into the structure. Using paints, adhesives, sealants, and wood products that do not contain volatile organic chemicals and urea formaldehyde reduces exposure to chemicals.



Designing a structure to reduce [stormwater runoff](#) helps protect Arlington's streams, the Potomac River, and ultimately the Chesapeake Bay. Runoff can be reduced by minimizing the building footprint, reducing driveway pavement and using water from downspouts to water the garden. Other ideas to make a structure an environmentally friendly place include saving existing trees on the site and using native plants for landscaping.

Under the county's Fresh AIRE program – Arlington Initiative to Reduce Emissions – Arlington County made a commitment to reduce emissions from its own operations by 10% by 2012. As a county government, our emissions come from the energy used in our buildings, vehicle fleet, water/sewer operations, and streetlights. This includes the direct use of fossil fuels, such as natural gas in buildings, and gasoline and diesel used in vehicles, as well as the fossil fuels used to generate electricity at power plants. Emissions by function and emissions by source are diagramed in pie charts below.

Thanks to technological improvements over the past 20 years, buildings offer substantial opportunities to reduce energy consumption, and therefore emissions, without compromising essential services.

Overall, comparing the buildings the County had in 2007 to those same buildings in 2009, our efficiency efforts saved nearly 3,000,000 kWh of electricity and over 20,000 therms of natural gas, even though the winter months were colder in 2009 than in 2007. These reductions saved the County nearly \$300,000 in energy costs over the past two years. In all, the energy intensity of these buildings decreased by nearly 7% between 2007 and 2009. Total energy use across all County buildings fell 4% between 2007 and 2009 because several new buildings were added to the inventory, including Fire Station 5, the renovated Fairlington Community Center, the Shirlington Library/Signature Theater, and the Shirlington Bus Station.

### *Senior Centers*

Arlington County operates six senior centers at Arlington Mill, Aurora Hills, Culpeper Garden, Langston-Brown, Lee and Walter Reed. Langston-Brown and Culpeper Garden serve lunch on a daily basis. Community Centers with a senior lunch program and activities include Carver, Fairlington, Thomas Jefferson, and Madison Community Centers. The mission of Arlington Senior Centers is to enhance the physical and mental wellbeing of Arlington's diverse over-55 population through programs and activities fostering wellness, a sense of purpose and social involvement. Through a coordinated effort between the Arlington Senior Adult Programs and the Department of Parks, Recreation and Cultural Resources, multiple day programs and trips are offered to participants at a \$15 per year fee. As Arlington's population ages, programs geared toward 55+ year-olds become increasingly necessary.

Arlington has invested millions of local dollars in renovating and improving these centers over the past decade. In 2008, Arlington formalized its Policy for Integrated Facility Sustainability which requires US Green Building Council's LEED green building rating system to be used as a guide for the greening of public facilities.

Arlington also offers a program of services and activities to help adults with functional limitations maintain or enhance their independence in order to remain in the community as long as possible. Adult day health care also provides support and respite to the caregivers. This program is a structured and comprehensive program of varied activities to stimulate and challenge the participants. The program is individualized to meet each participant's specific needs. In the supportive group setting of the Madison Center, participants are encouraged to achieve their highest level of functioning.

Allocable costs from the Capital Improvements Program for maintaining and expanding senior centers over the FY 2011-2015 period range from \$500,000 to \$1,500,000 and will continue to be funded by Pay As You Go (PAYG), general obligation bonds, and other local funding streams.

#### *Handicapped/Mental Health Facilities*

While the County does not operate facilities exclusively dedicated to persons with physical disabilities, the goal of the Office for Persons with Physical Disabilities is to promote maximum independence for persons with disabilities by providing technical assistance for the removal of barriers, thereby enabling these persons to have access to County programs, services, and facilities. The Office has the lead responsibility for ensuring that the County complies with Federal and State disability mandates including the Americans with Disabilities Act (ADA). CDBG funds are used in conjunction with AHC's Barrier Removal Program. On average, six units per year have been modified with this program. For the period of FY 2011-2015, 30-40 units will benefit from the Barrier Removal Program at a cost of \$175,000 to \$250,000.

Similarly, the goal of the Intellectual and Developmental Disability Services Program is to promote maximum independence of eligible Arlington County residents with intellectual or developmental disabilities, and to assist them and their families in accessing and maintaining appropriate services which will enable them to participate and remain safely in the community. Among the services are assistance to eligible persons in finding suitable residential and vocational placements. Based on current contracted services and with the an average CPI inflationary rate factored into the total amount, for the period of FY 2011-2015 the contracted services will cost the County an estimated \$14,500,000 to \$18,760,000 and will serve a total of 1,020 clients in various supported employment and day programs.

Funding will rely on Virginia Community Services Board, non-housing federal, fees, and local general funds to support these activities.

It is estimated that there are 446 persons (2006) in Arlington with Serious Mental Illness (SMI) that are at-risk of being homeless. The Commonwealth of Virginia is interested in returning SMI clients to their local jurisdiction in accordance with the Olmstead Plan where “Money follows the Person”. The Commonwealth will need to determine the level of care (institutional/non-institutional) of the SMI individuals. The challenge of acquiring and managing special needs housing is the limited appropriate-sized unit inventory, cost of making a unit completely accessible, staffing, zoning issues and finding funding and suitable housing developers/managing partners for these facilities.

Nonprofit developers wishing to apply for CDBG funds for acquisition, demolition or rehabilitation of facilities may apply to the Community Development fund for these endeavors.

### *Homeless Facilities*

The Emergency Winter Shelter is operated by Arlington Street People's Assistance Network (A-SPAN) and provides seasonal winter shelter November 1 through March 31. The shelter is located in a County-owned building. Other facilities have been designated to handle overflow in the event of extremely severe weather.

The County's primary emergency shelter for single adults is at the County-owned Residential Program Center (RPC), which contains 44 beds. The program helps individuals address personal problems through required participation in case management. It also helps them locate permanent housing and find jobs through assistance of the Arlington Employment Center. Persons with disabilities are assisted to achieve income and housing through existing mainstream resources.

The format and structure of the RPC reflects the innovative thinking of Arlington County government and Volunteers of America Chesapeake. Combining three crucial services – non-medical detoxification, recovery and homeless services for single adults – RPC provides much needed substance abuse support and shelter all under one roof.

Within this unique program, a 12-bed Detoxification Unit provides social model detoxification services for up to 14 days; a 12-bed Early Recovery Unit provides intensive post-detoxification treatment services for up to three months; and a 44-bed shelter which provides intensive case management, education, training and referral services for single adults. Because of the Shelter's residential nature and since there are no time limits for

clients, case managers and staff members have the capacity to build strong relationships with clients.

RPC is the only 24-hour program in Arlington County and often runs at 99% utilization. Volunteer of America Chesapeake is also the only nonprofit to hold this contract with Arlington County Department of Human Services since the program's inception in 1994.

One of the program's greatest strengths is its rich volunteer base. Last year, more than 500 volunteers shared 1600+ hours of service within the three programs. In addition to community neighbors extending a helping hand, student interns from Marymount University in Arlington assist with services for the mentally challenged.

The County provides emergency shelter for battered and homeless women and their families through an agreement with Doorways for Women and Families, Inc. The shelter and case management programs are designed to protect women and their children from abusive living situations and to assist homeless women and families by helping them develop plans leading to safe, self-sufficient living.

Sullivan House for Families is County-owned, but leased to the Arlington-Alexandria Coalition for the Homeless. It is a ten-unit, 50-bed shelter for families and women who may stay for three to four months. After a family leaves Sullivan House, it is placed in the Adopt-a-Family Program. This transitional housing program provides support and assistance for families who have moved into their own apartments from Sullivan House and other shelters for up to two years.

For FY 2011-2015, Community Development Block Grant funds are made available to appropriate projects that may address this particular need. Funds have been used in the past to acquire and rehabilitate facilities. A nonprofit would have to submit a letter of intent and then a subsequent application outlining the project and its sustainability. For FY 2011-2015, an estimated \$1,000,000 to \$1,750,000 may be used for these types of capital projects.

### *Youth Centers*

Community centers and schools housing programs for youth are located at Gunston, Langston-Brown, Lubber Run, Walter Reed, Swanson Middle School, Williamsburg Middle School, Kenmore Middle School, Drew Center, Thomas Jefferson Center and Woodbury Park. In the past five years, Walter Reed and Langston-Brown underwent substantial multi-million dollar capital improvements.

Capital improvements and ongoing maintenance over the FY 2011-2015 period will cost between \$12,000,000 and \$15,000,000 and will be financed out of general obligation bonds and PAYGO.

### *Neighborhood Facilities/Community Centers*

The County owns 14 community centers located at Arlington Mill, Charles Drew, Langston-Brown, Thomas Jefferson, Aurora Hills, Dawson Terrace, Lee, Walter Reed, Barcroft, Fairlington, Lubber Run, Carver, Gunston and Madison. Over the past five years, Langston-Brown, Walter Reed and Fairlington have undergone major capital improvements. During the period of FY 2011-2015, the County plans to demolish and reconstruct the Arlington Mill Community Center where \$26,000,000 in bond financing remains available for the project.

### *Parks and Recreation Facilities*

The County has a strong system of parks and recreation facilities, but the community has expressed a clear, documented need for additional aquatics facilities, fitness space, teen centers, athletic facilities, and arts and multi-purpose spaces, along with more trails and natural areas. High-priority actions to attain this objective include implementing the North Tract Master Plan, planning and developing public spaces along Four Mile Run and in the Rosslyn-Ballston Corridor, and developing strategies for land acquisition and the location of facilities.

Creating and preserving natural spaces is a top priority for the community, to be emphasized in designing a new park, developing facilities or acquiring land. This objective focuses on developing policy and management plans to protect and manage natural resources and enhance the County's commitment to "Green" practices.

The community must be able to get to public spaces to use them. This objective encompasses ensuring access that meets the spirit as well as the letter of the Americans with Disabilities Act; ensuring that facilities can be reached by multiple means of transportation; creating more linkages through the trail system; and reducing economic barriers to enjoyment of these county spaces and resources. Arlington has established itself throughout the region and nation as a community that offers unique, dynamic arts activities and one that provides focused attention to historic preservation. This objective focuses on developing a major arts and cultural center, and on promoting the integration of cultural and historic components in a broad range of spaces and programs. Over the years, Arlington has developed a number of partnerships that enhance the amount of available public space and program offerings. The County plans to continue to create and expand partnerships with Arlington Public Schools and other government, private and nonprofit organizations. This objective is to be met by

developing a partnership policy to guide future decisions, by maximizing existing partnerships, and by reviewing and updating all agreements.

The County has established a full complement of facilities and program offerings. This objective involves enhancing how the assets are designed, funded, maintained and managed. Recommended actions include improving program operations, including pricing and cost recovery, and developing a technology plan.

The following five recommendations summarize Arlington's efforts for the next five fiscal years. It is excerpted from the *Public Spaces Master Plan*.

These five key recommendations should receive special focus as the County's highest public space priorities: The County is creating a major legacy through development of the North Tract which is a new 30-acre gateway park with spectacular views and signature recreational facilities. The first phase is funded and currently in design. The County should pursue a full range of municipal marketing and joint development opportunities to complete the second phase of the park.

The second key recommendation is to develop a land acquisition policy that establishes criteria for evaluating acquisition opportunities and strategies for acquiring critical parcels of public space.

The third key recommendation is that the County needs to focus on public space as a key aspect of the current planning efforts for the Four Mile Run restoration planning with the City of Alexandria and the Shirlington Village and Nauck areas, with a particular focus on acquisition and major enhancement of public spaces along the stretch of the Four Mile Run corridor from Barcroft Park to the Potomac River. The long-term plan should emphasize the development of public spaces as important recreational, cultural and environmental connectors.

The fourth key recommendation suggests the County inventory the County's natural resources and create a natural resource policy and management plan. The County lacks a countywide data base of natural resources, including flora, fauna, and habitat evaluations. These resources need to be evaluated, their significance rated, and a plan developed to manage and protect them.

The final recommendation is to maximize the partnership with Arlington Public Schools. While the County and Schools already have an established cooperative relationship at many indoor and outdoor recreation facilities, a significant opportunity exists to enhance community use of these assets when they are not being used for their primary mission of education.

To date, the County has never used CDBG funds to acquire, construct, or rehabilitate park and recreation facilities. This practice shall not change during the FY 2011-2015 period.

### *Parking Facilities*

The County owns one parking facility at Ballston Commons Mall and the Ballston Metro Station. Conveyance of ownership was part of the redevelopment of the former Parkington Center in the 1970s. The parking lot's general use is designed to accommodate the needs of mall shoppers, commuters and local businesses and their employees.

Parking and curb space are critical features of Arlington County's transportation infrastructure, and their provision and management should be carefully coordinated with planning for other transportation elements. The Master Transportation Plan provides a framework for coordinated planning. The Parking and Curb Space Element of the MTP outlines the policies and implementation actions governing the provision and proactive management of the County's parking resources and curb space.

As part of the site and plan review conducted by the County for each new development, redevelopment and rehabilitation project, ample parking is always considered during the design and construction phase. As the County is completely urban county, parking is always a critical factor in project design.

The County has not used Federal funds in the past to construct public parking facilities nor does it intend to do so during the period of FY 2011-2015.

### *Solid Waste Disposal Improvements*

The County does not have a solid waste landfill or transfer center. Solid waste disposal occurs at the Lorton Landfill in neighboring Fairfax County. As a densely developed county, it is inconceivable that any solid waste disposal site will be built within the County in the future. Fees associated with solid waste disposal and improvements and greening of the process are supported by County general funds.

The Arlington County Solid Waste Management Plan (SWMP) is Arlington County's planning document that summarizes all of the County's solid waste management activities and alternatives. The existing SWMP was adopted on October 26, 1991. The new plan includes an analysis of and strategy for solid waste management activities in Arlington County for the next 20 years. On August 1, 2001, the Commonwealth of Virginia promulgated regulations for solid waste management planning (9 VAC 20-130-10, et seq.). These regulations replaced previous regulations promulgated in 1990, under which the 1991

Arlington County SWMP was developed. Section 9 VAC 20-130-110 states that “Every city, county, and town in the Commonwealth shall develop a solid waste management plan or amend an existing solid waste management plan and submit it for approval in accordance with [9 VAC 20-130-10, et seq.] ... A complete, revised solid waste management plan in compliance with [9 VAC 20-130-10, et seq.] shall be provided to the department no later than July 1, 2004.”

Arlington County has prepared its comprehensive solid waste management plan for submission to the Virginia Department of Environmental Quality (DEQ) in accordance with the terms of the planning regulations. The plan addresses the County’s solid waste management needs through 2025 and describes the County’s plans for continuing to meet the Commonwealth’s 25% recycling mandate. The County’s SWMP builds on previous planning efforts. The SWMP also prescribes methods for developing efficient, economically feasible, and technically and environmentally sound waste management programs for the County. The SWMP is intended to serve as a management tool for Arlington County. Portions of the plan discuss joint efforts among Arlington County, neighboring jurisdictions, and private industry in public/private partnerships. In particular, the disposal method presented for both Arlington County and the City of Alexandria utilizes the Waste-to-Energy (WTE) Facility operated by Covanta Energy (Alexandria/Arlington WTE Facility) and the ash monofill operated by Fairfax County.

### *Flood Drainage Improvements*

Corrective drainage projects and improvements are assessed County-wide. The projects improve the County's storm drainage system to minimize localized flooding in the public right-of-way, minimize damage to private property, minimize soil erosion and increase storm sewer capacity where it is needed.

The Storm Drainage Capital Asset Preservation Program (CAPP) repairs and replaces portions of the existing Storm Drainage System to maintain it in serviceable condition and perform preventative maintenance prior to catastrophic failure of any portion of the system. In 2006, The Arlington County Board approved the Four Mile Run Restoration Master Plan, laying the foundation for a significant restoration and revitalization effort for the Four Mile Run corridor. The Master Plan will be used to transform the lower portion of the stream corridor, resulting in a shared waterfront where Arlington and Alexandria residents can gather and recreate.

The core of the Plan focuses on continued flood protection, restoration of natural stream processes and habitat improvement within the corridor. Aesthetics, recreational improvements, and urban life enhancements and amenities support these primary objectives.



In addition, the Plan will address greater access and connectivity to and within the corridor, and to the stream itself.

Staff from Arlington County, the City of Alexandria, the Northern Virginia Regional Commission (NVRC), and the United States Army Corps of Engineers (USACE) will continue to work together on the restoration. Their effort will focus on the lower Four Mile Run levee corridor, extending from Shirlington Road to the Potomac River, and on the Four Mile Run watershed as a whole.

CDBG funds have never been used for storm drainage improvements in the County, nor will they be used in the FY 2011-2015 period. County local funds and other Federal and state funds as well as general bond obligations are used for this endeavor.

### *Water/Sewer Improvements*

Much of Arlington County was developed before local environmental statutes that address stormwater quality and quantity, such as the Chesapeake Bay Preservation Ordinance and the Stormwater Detention Ordinance, took effect. Therefore, most stormwater in Arlington County is not controlled or treated before it flows into local streams. This is one of the key environmental challenges facing Arlington County and its citizens today. Existing development has much greater impact on streams than new development or redevelopment.

Arlington County's approach to managing stormwater runoff is no longer adequate to meet today's needs, due to an older and less effective drainage network built largely between 1930 and 1955. A major flooding event in June 2006 resulted in over 300 reports of damage primarily to residential properties throughout the County, highlighting the complex and costly challenges of managing future storm water runoff. These challenges include:

- More than 60 percent of the County's 360 mile underground pipe network is over 50 years old. Concrete pipes, which comprise the majority of the system, typically last between 50 and 75 years.
- Like much of the mid-Atlantic region, the County's existing stormwater drainage network was designed to handle a "10-year storm event," meaning a storm with a 10 percent chance of occurring in any year. Larger storm events – such as the June 2006 flood, which generated flows equivalent to a 50-100 year storm event – can overwhelm the system's capacity causing substantial property damage as excess stormwater runoff flows overland.
- New state and federal regulations to reduce pollution discharged through municipal stormwater systems into the Chesapeake Bay are putting upward cost pressures on local jurisdictions.

- Climate models predict that the frequency of heavy rainfall events will increase sharply as global temperatures continue rising, a trend that will highlight the existing system's obsolescence.

No Federal entitlement funds have been used to address this issue in the County. The County Board approved a sanitary district tax in 2008 to fund stormwater system improvements. The average Arlington homeowner pays roughly \$75 in stormwater taxes per year. Between

2009 - 2014, the estimated funding level for the expanded stormwater program is \$8 - \$10 million per year. Over this six-year period, approximately \$57.4 million in new funding is proposed for the stormwater management program, with \$42.2 million of this cost directed to capital projects.

This funding will pay for increased stormwater facility inspections, storm sewer system inventory and mapping, engineering plan review regulatory compliance, and a comprehensive update to the County's Storm Water Master Plan. Capital funding will address system capacity improvements in critical locations, storm sewer maintenance and replacement, stream restoration projects, stormwater treatment retrofits to improve water quality in County streams, and initial implementation of the Four Mile Run Restoration Master Plan.

Water Quality Improvement Projects include the Trades Center Stormwater Pollution Prevention Plan (completed 2009), Ballston Beaver Pond restoration (in planning, 2009), Inventory and inspection of private and public stormwater management facilities throughout the County as required by County's MS4 permit (ongoing), Little Pimmit Run watershed retrofit plan (almost complete 2009), and Patrick Henry Drive retrofit (in design).

Storm Sewer Infrastructure Improvements include Design and right-of-way acquisition efforts for critical stormwater capital projects identified in FY 2008 – FY 2014 Capital Improvement Program (initiated, 2nd Quarter 2009), Initiation of storm sewer system capacity modeling for Stormwater Master Plan update (underway, 2009), Little Pimmit Run downstream impacts study completion (expected, 1st Quarter 2010) and Construction of Williamsburg Boulevard culvert and channel replacement completion (2nd Quarter 2010)

### *Street Improvements*

Arlington County's Department of Environmental Services is working to create a vibrant, easily accessible and pedestrian-friendly "Main Street" environment in the Columbia Pike Corridor. As one of Arlington's primary transit corridors, the revitalization of Columbia Pike is a critical County priority. Together with regional partners, Arlington is working on several initiatives to foster connections between neighborhoods, employment centers, and

commercial areas along the Pike ultimately creating a vibrant, economic center for residents and visitors.

Arlington County is working with VDOT and various utility companies on designs for undergrounding utilities and streetscape improvements along Columbia Pike from S. Wakefield St. to Four Mile Run. Utility undergrounding and related work is scheduled to begin in spring 2010 and the streetscape improvement work is expected to begin in spring 2011. Schedules are subject to VDOT approval and acquisition of right of way for improvements. The project is funded by federal secondary, state revenue-sharing and County matching funds.

To improve access to and from the Halstead mixed-use development currently under construction, Arlington recently constructed a new section of 11<sup>th</sup> St. S. between Walter Reed Dr. and S. Garfield St. (parallel to and one block south of Columbia Pike). Traffic signals will also be installed at the new intersection of 11<sup>th</sup> St. S. and Walter Reed Dr.

Built in the 1940s, the existing single-span concrete bridge at Washington Blvd. over Columbia Pike is in need of rehabilitation. In June 2008, VDOT presented the community with the project design for the Washington Blvd. (Rt. 27)/Columbia Pike (Rt. 244) interchange improvements and bridge replacement. VDOT expects to award the design/build contract, which will be funded by state and federal sources, in winter 2009. Construction is currently scheduled to begin in 2011 and completion is slated for early 2014.

The County has not used Community Development Block Grant funds toward street improvement projects in recent years and will not change this practice during the FY 2011-2015 period.

### *Sidewalks*

Arlington County conducts routine surveys of the concrete facilities in the public right-of-way (ROW) and replaces deficient sidewalk, curb, gutter, and handicap ramps as necessary. Concrete maintenance in residential areas is performed by the County at no cost to the adjacent property owners. Concrete maintenance in high-density areas is assessed against the adjacent property owners. The designation of high-density areas is according to the property zoning classification.

Arlington County will replace sections of sidewalk that are displaced by greater than ½", have cracks in excess of ½" wide, have severely spalled (deteriorated surface) concrete, or otherwise present a tripping hazard. In areas with large mature trees, the roots will often times heave the sidewalk and create tripping hazards. In instances where tree roots are

affecting the concrete sidewalk, Arlington County will replace the concrete sidewalk with asphalt or provide an asphalt transition. Asphalt is a more flexible material that will “grow” with the tree roots, whereas concrete is a brittle material which cracks if displaced and requires frequent replacement.

The County will replace failed sections of concrete curb and gutter. Failure is considered severe delamination or spalling, and settlement or cracking resulting in drainage problems. Curb cut ramps will be replaced by the County when they have failed. The new style of handicap ramps include a textured and off-colored pad to assist visually impaired citizens in navigating the County. Driveway aprons are considered to be private appurtenances located in the public ROW, and property owners are therefore required to pay for replacement of the apron.

Citizens who wish to have concrete curb, gutter, or sidewalks installed on their block are encouraged to work with the Neighborhood Conservation (NC) program. NC is a community based program for comprehensive block improvements funded by the County Board and administered by the Department of Community Planning, Housing, and Development (CPHD) Neighborhood Services Division. NC projects can include curb and gutter, sidewalks, streetlights, and other neighborhood improvements.

The County exclusively has and will use general funds for these specific undertakings. NC projects are funded through general obligation bonds.

### *Child Care Centers*

The County does not own or operate child care facilities. The needs of low and moderate income families are addressed through service provision by partnering with nonprofit providers.

Financial support for childcare is available to low-income families in the form of a subsidy. A childcare subsidy is mandated for TANF/VIEW recipients with eligible children and other low-income working families earning up to 185% of the federal poverty level. Parents may pay a portion of the day care cost, based on their income and family size. The Federal and State Child Care Block Grant Program provide the major funding for this program.

### *Tree Planting*

In 2002, The Arlington County Board established the Arlington Tree Canopy Fund to enhance the County’s tree canopy by giving grants to community groups to plant and maintain trees on private property. The County partners with Arlingtonians for a Clean

Environment (ACE) to administer the new program and award grants. Arlington County civic associations and other community groups are eligible for tree-related grants for their neighborhoods.

The main source of funding is from developers, who contribute when they cannot meet tree planting requirements on their property due to site constraints. Developers contribute \$2,400 for every tree that cannot be placed on site. The money is then distributed to community groups based on an assessment of their needs and their application for the funds. Contributions also come from businesses, organizations and individuals.

Since the 1970s, Arlington County has lost a significant amount of tree canopy coverage. It is estimated that more than 3,000 acres have been converted from "heavy" tree cover (more than 50% canopy) to "low" tree cover (less than 20% canopy) in the past three decades. Most of that loss has occurred on private properties.

The County has an aggressive tree-planting program on public property, planting more than 1,200 trees annually. For FY 2011 – 2015, more tree planting on private land is needed to create a healthy urban forest. Space for planting on public property is limited, and planting strips between the curb and sidewalk are usually very narrow, with limited potential for tree roots to expand and nourish healthy trees. Planting trees in private yards offers more room for roots to grow and a better chance for trees to thrive.

The cost of this program is minimal to the County as fees from developer contributions offset most of the program cost.

### *Fire Stations/Emergency Response*

There are ten fire/EMS sites in the County. The Arlington County Board approved a land swap with a private business along Lee Highway in 2009 that paves the way for the County to build a new Fire Station 3 on the back of the auto dealership's Lee Highway site. The plan will eliminate most surface parking on the site. The money that the County is paying the business as part of the land swap agreement is available in previously approved bond funds from a 1994 referenda to fund reconstruction of Fire Station 3. Arlington County voters have authorized three bonds since 1990 that were partially or fully devoted to funding construction of Fire Station No. 3.

Ten other fire stations are planned to be rehabilitated in the next five years during FY 2011-2015. Historically no Federal funds have been used in the rehabilitation/demolition/

construction of fire stations in the County, rather these have been general obligation bond financed.

### *Health Facilities*

The County does not operate any public hospitals or public free clinics. There is one for-profit hospital located in Arlington County. The Virginia Hospital Center is a teaching hospital associated with Georgetown University's School of Medicine. For over 60 years the Hospital Center has been a provider of medical services to the area. In 2004, Virginia Hospital Center opened a new \$150 million modern facility. The Hospital boasts several Centers of Excellence including: Cardiology & Cardiovascular Surgery, Oncology, Neuroscience, Urology, and Women & Infant Health. Growing service lines include the only Lung Cancer Center in Northern Virginia, Colorectal Surgery and more.

The Arlington County Medical Society established an Indigent Care Committee to look at ways to provide medical services for the underserved in the County. In 1994, the Arlington Free Clinic, a nonprofit, volunteer-driven organization, started provision of services to low income, uninsured adult Arlingtonians and access to comprehensive health care. Volunteer physicians provide this care during scheduled clinics several times each week. Arlington Free Clinic provides a “medical home” to adults with acute and chronic illnesses needing routine medical supervision and medications. AFC is not able to provide emergency services.

Patients with diseases such as hypertension, diabetes, hypothyroidism and other chronic diseases have regularly scheduled access to medical supervision and medications while patients with acute illness receive care on a non-emergency basis.

Individuals needing specialty care such as endocrinology, rheumatology, podiatry or oncology may receive such care in the clinic or in the offices of specialists who volunteer with Arlington Free Clinic. The Clinic is committed to providing ongoing support of women’s health through regular screening and follow-up appointments. Staff members assist patients in accessing needed care for breast and other types of cancer.

Appointments with psychiatrists and/or counselors are available to AFC patients who have been referred to this service by an AFC physician. Volunteer physical therapists provide physical therapy evaluations and treatment twice weekly on Tuesday and Thursday mornings. Active AFC patients must be referred to this service by an AFC physician. Arlington Free Clinic provides access to pharmaceuticals through its in-house licensed pharmacy. Prescriptions written by AFC physicians are filled in the pharmacy.

The majority of public health services provided by the County are delivered at movable clinics. Clients must first go through an intake process at the Stambaugh Building for Human

Services. This is a leased facility which will be moving to another location in the County in the summer of 2010. The County has never used any Federal funds to acquire or improve any facilities which provide medical services. The Fenwick Center is a County-owned facility, but was purchased and is maintained by County general funds. The County does use varying grant funds from the Department of Health and Human Services to augment its local dollars that it uses to support programs.

Programs offered by the County include:

- **AIDS Drug Assistance Program (ADAP) is provided at the Stambaugh Building for Human Services.**

The ADAP program provides medication for the treatment of HIV/Aids to individuals without insurance coverage or third party benefits for ADAP medications. The individual must meet financial eligibility requirements.

- **Child Health (Well Child) Clinic**

The goals are to prevent childhood disease, disability, or mortality and to promote optimum physical and mental development by providing preventive health assessments and parental education at recommended intervals for infants and children from six weeks to five years of age. Services include well child exams which consist of a physical exam; developmental and nutritional assessment; vision, hearing, and lead poisoning screening; health and parent education; and assessment and provision of needed immunizations.

- **Dental Clinic**

The program goal is to prevent the harmful effects of dental disease among members of the target population: children through high school age (and adults 60 years of age and older). The core services include preventive and diagnostic procedures such as examinations, x-rays, fluoride treatments, prophylaxis, and occlusal sealants.

- **Disease Surveillance and Investigation Program is provided at the Fenwick Center**

The goal of the program is to prevent the spread of communicable diseases (e.g., hepatitis A, bacterial meningitis, food borne illness, etc.) in the community. The program provides surveillance and investigation of reportable communicable diseases in Arlington County as mandated by Virginia State law. Community education and consultation is also provided.

- **Environmental Health Bureau**

The Bureau's activities consist of reviewing architect plans and conducting inspections of food and swimming pool facilities, issuing health licenses, providing educational services, investigating complaints, and enforcing codes and ordinances. A number of the Environmental Health Bureau's programs, such as retail food, on-site sewage disposal, swimming pools and hotels are mandated by local ordinances and State codes. Several other programs in the Bureau are offered as a service to the

residents of the County. These consist of a low-cost rabies vaccination clinic, rodent and mosquito surveillance, and the issuance of massage and death certificates.

- **Family Health Nursing**

The Family Health Bureau provides home based case management services by Public Health Nurses for women of child-bearing age, children ages birth to school age, and their families. The Public Health Nurses work in collaboration with families in a caring, supportive, professional relationship. They provide assessment, teaching, guidance, advocacy and community linkage, thereby empowering families to become independent and informed to make decisions that maximize their health and well being.

- **Family Planning Clinic**

The goals are to prevent unintended pregnancy, support planned conception, and promote health. Services include providing contraception, pregnancy testing and counseling, physical examinations, and health screenings for sexually transmitted diseases, chronic diseases, and HIV.

- **Immunization Clinic**

The Code of Virginia requires that children be immunized against selected diseases and authorizes the exclusion from school of children who are not immunized.

- **Laboratory**

The goal of the laboratory is to prevent the spread of disease and minimize adverse health outcomes for individuals and families by providing services in support of state and County health programs through accurate, timely, and cost effective completion of laboratory studies. These studies provide information necessary for the control, diagnosis, and treatment of communicable and chronic diseases. The presence of an on-site laboratory allows more efficient treatment and tracking of communicable diseases and early intervention of preventable disease processes.

- **Maternity Clinic**

The goals are to prevent poor pregnancy outcomes and to promote optimum future functioning of the mother and child by providing prenatal care consisting of clinic visits, health education, nutrition counseling, and case management services. The target population is women who are pregnant, reside in Arlington County, and have no health insurance coverage or access to prenatal care.

- **Parent-Infant Education Program (PIE)**

The goal of the PIE program is to reduce the impact of developmental delays and disabilities on the growth and development of infants and toddlers, birth to 2 years of age, by helping families to work effectively with them and by providing early intervention services.

- **Refugee Services provided at the Fenwick Center**

The Refugee program provides health screening, referral, counseling, and education for newly arrived refugees. The program goal is to prevent the spread of communicable disease and prevent long-term chronic illness.



- **School Health Services**

The goal of this program is to prevent health related disruption of the learning process from illness and injury at 30 school sites. The most visible function of the School Health Program is first aid and care of the sick child provided in the school clinic by the clinic aide. However, the core program also emphasizes the promotion of self-care and sound health practices and the implementation of the full range of public health services by public health nurses in the schools and community.

- **Tuberculosis Clinic/Chest Clinic provided at the Fenwick Center**

The tuberculosis or TB program works to control and prevent TB in Arlington County. Diagnosis and treatment of active TB disease is provided as well as identification of those exposed and infected with TB germs. Clinic services include tuberculin skin tests, chest x-rays and TB treatment.

- **WIC (Nutrition for Women, Infants, and Children Program)**

This federally funded program has as its goals the prevention of nutritional deficiencies and the support of optimum growth and development among the persons served. The program provides a combination of direct nutritional supplements, nutrition education, and access to health care and social services for medically indigent pregnant, breast-feeding, and postpartum women; their infants; and their children up to the age of five years.

### *Abused/Neglected Children*

While the County does not own and/or operate centers for abused and neglected children, it provides child abuse and neglect case management through Child Protective Services located in the Child and Family Services Division. This program works to prevent child abuse and neglect of children in their homes, child day care and educational and institutional facilities. Social workers validate, investigate, and assess reports of child abuse and neglect in accordance with state statute. The provision of family based goal-directed services are provided to meet major objectives; to protect the safety of children, reduce the incidence and recurrence of child abuse and neglect, help children and families recover from the trauma of child abuse and neglect, and prevent unnecessary out-of-home placements of children.

A proposed project to temporarily house abused and at-risk children which are placements receiving Virginia Comprehensive Services Act (CSA) funds is being considered in partnership with a local church. The church is willing to convey land for a long-term lease to the County to construct a 24 bed facility so that these special needs clients do not need to be sent out of jurisdiction which is the current practice through contracted services. It would allow for the children to not be placed far from the places with which they are familiar and where some form of support may be located.

CDBG funds are a potential source of support for this project, possibly up to \$250,000.

### *Asbestos Removal*

Effective July 1, 1993, the Virginia Uniform Statewide Building Code requires that all buildings to be renovated or demolished shall be inspected for the presence of asbestos-containing materials, and subject to exemptions, appropriate response actions shall be undertaken. The requisite form is to be completed by all applicants for Building Permits for renovation or demolition. Where federally-assisted projects require asbestos mitigation/removal, this is considered an eligible cost for HOME and CDBG funds. Asbestos evaluation and removal/mitigation are considerations in requisite Phase I environmental reviews of projects.

### *Facilities for AIDS Patients*

Even though Arlington County does not own or operate facilities dedicated to the treatment of persons living with HIV/AIDS, it is a Ryan White Part A and B entitlement community. Inova Health System's Juniper Program, Northern Virginia's largest provider of HIV/AIDS care, opened a new Arlington location on June 17, 2009. Since 1988, the Inova Juniper Program has offered all aspects of primary medical care and mental health, substance abuse and case-management services to HIV-positive individuals. The Whitman Walker Clinic of Northern Virginia had been providing services, but closed due to financial issues. Services include primary medical care, diagnostic and lab services, pregnancy management, medication assistance, nutrition counseling, mental-health therapy, substance abuse counseling, and support groups. The Inova Juniper Program provides care to more than 900 persons in the Northern Virginia area living with HIV/AIDS.

Arlington DHS provides 11 HOPWA-funded tenant-based rental assistance vouchers to Arlington persons living with AIDS (PWAs) and families affected by AIDS. They also administer the Housing Choice Voucher (formerly Section 8) program for the County, which is not specifically designed for but is available to PWAs.

Robert Pierre Johnson Housing Development Corporation (RPJ) offers seven set-aside apartments in Alexandria, Arlington and Fairfax County for PWAs. The typical program duration is about four years.

### *Operating Costs for Homeless/AIDS Patients*

Wesley Housing Development Corporation receives partial operating support for its Agape House from the Northern Virginia Regional Commission. Agape House is the region's only residence specifically for persons with HIV/AIDS. Agape House features eight one-bedroom apartments and four two-bedroom apartments located in Fairfax.

As there are no facilities owned by the County which exclusively serve persons living with HIV/AIDS and who are homeless, there are no operation costs associated with this activity.

### **Clearance and Demolition (570.201(d))**

Clearance and demolition are routinely required to carry out CDBG projects, especially in the revitalization of downtown areas. Arlington County has allowed its nonprofit housing developers to use CDBG and HOME funds for demolition of smaller (under 50 units) multifamily complexes or up to four single-family units when projects require to be replaced with more affordable and suitable housing units. This has been more of an exception than the rule as most Federally-assisted multifamily projects are rehabilitation projects.

The anticipated allocable cost for the period of FY 2011-2015 attributed to clearance and demolition to the HOME and CDBG funds would be less than \$500,000.

### **Clean-up of Contaminated Sites (570.201(d))**

The United States Department of Housing and Urban Development (HUD) enables communities to leverage entitlement funds to clean up and revitalize potentially contaminated sites (annual formula grants allocated to states and larger local jurisdictions through CDBG and HOME, low interest loan guarantee authority available through the Section 108 Loan Guarantee program) coupled with competitive grants and loan guarantees through the Brownfields Economic Development Initiative program (BEDI). Arlington County has not historically used any Federal entitlement funds to carry out this activity and does not foresee doing this during the FY 2011-2015 period.

### **Public Services (570.201(e))**

#### *General*

The County includes its 15% CDBG entitlement cap in a Community Development fund pool which also includes AHIF and CSBG funds. Housing Division staff develop a NOFA which is reviewed by the County and approved by the Board-appointed Community Development Citizen Advisory Commission and the Housing Commission. Once the applications have been received, these commissions review and score them as well as invite offerors to give presentations about their proposed projects.

Applications for funding must address County identified priority needs in the current Five Year Consolidated Plan and subsequent Action Plans. Programs that are awarded funds must submit either quarterly or monthly progress reports that are acceptable to the County prior to being reimbursed. Subrecipients are also monitored on a regular schedule.

### *Senior Services*

For County residents 55 and over Arlington offers classes, enrichment and travel programs, cultural and social events, physical fitness opportunities and more. Support services (for those who need them) promote health, safety, independence and self-sufficiency. Aging and Disability Services programs help senior adults remain safely in, and be an integral part of, the community.

The Arlington County Board has increased the income and asset limits - to the maximum permitted by state law – for the County’s tax relief program for the elderly and persons with disabilities. The tax relief program limits are:

- the income limit is \$94,572
- the asset cap is \$540,000.
- provides tax exemptions of 100 percent, 50 percent or 25 percent for households that qualify. Any balance can be deferred for as long as the person owns the home.

There are many options for transportation assistance for seniors and a variety of reduced fares. Age requirements are not standard for all programs.

Volunteer Arlington promotes civic engagement and active volunteer service to meet local needs and enrich the lives of Arlingtonians, including seniors.

Aging and Disability Services receives Federal (non HUD), state and local funds to support its function and activities. The County recently funded senior transportation service from a low to low/moderate income elderly multifamily complex in Crystal City with CDBG funds. The County does not plan to allocate funds toward senior services out of its CDBG entitlement during the period of FY 2011-2015.

### *Handicapped Services*

Social Services for Seniors and Adults With Disabilities is a program within the Department of Human Services. The program goal is to prevent premature institutionalization of persons who are frail, older, or have disabilities. An array of services is provided to enable persons to remain safely in their home as long as possible. When staying at home is no longer feasible, social workers assist in finding the least restrictive setting that will meet the client's needs. Local, state and non-housing Federal funds have been used to support this program. There will be no change during FY 2011-2015.

## *Legal Services*

Arlington County funds Legal Services of Northern Virginia with general funds. The LSNV serves individuals who, without legal assistance, will lose a critical human need – food, shelter, income, medical care, or personal safety. The LSNV handles cases in child advocacy, consumer law, elder law, employment law, family law, housing law, and public benefits.

Hogar Hispano's Immigration Program provides legal assistance with family petitions, adjustments and consular processing, Nicaraguan Adjustment and Central American Relief Act applications, asylum, naturalization, visa processing, and deportation and removal cases. Its AGAPE Program offers a 24-hour Spanish Language phone line that serves as a job line during the day and an emergency hotline during the night that provides help with interpretations, translations, emergency assistance and referrals to community services. Hogar Hispano is not funded by the County.

Through the Community Development fund, the County funds two other nonprofits that deal with legal issues. Just Neighbors provides immigration legal services to low-income immigrants and refugees of all faiths and nationalities through offices in Northern Virginia. Its team of attorneys, staff and committed volunteers offers hope and help as immigrants seek to navigate the current immigration system and access benefits that will enable them to become more contributing members of society. Through its community outreach efforts and volunteer program, Just Neighbors fosters mutual understanding between immigrants and the larger community in which they live.

The Legal Aid Justice Center provides legal representation for low-income individuals in Virginia. Its mission is to serve those in our communities who have the least access to legal resources. The Legal Aid Justice Center is committed to providing a full range of services to its clients, including services that federal and state governments choose not to fund.

Legal Aid Justice Center's staff of 40 work from offices in Charlottesville, Falls Church, Petersburg and Richmond. Its services do not stop with the resolution of an individual case. Through local and statewide organizing, education, and advocacy, it also addresses the root causes of the injustice and exploitation that keep clients in poverty.

Another group is actively working in Arlington County on work-related immigrant issues. Virginians Organized for Interfaith Community Engagement (VOICE) of Northern Virginia is a broad-based, multi-faith, multi-issue, multi-county, and non-partisan citizens' organization dedicated to making change on social justice issues (affordable housing, healthcare, immigration) affecting the lives of low- and middle-income residents in four Northern Virginia jurisdictions: Prince William, Fairfax, and Arlington counties as well as

the City of Alexandria. Its membership includes more than 45 houses of worship and 150,000 residents across the region.

Just Neighbors and The Legal Aid Justice Center serve on average 174 Arlington clients per year and are each funded \$20,000 in CSBG funds. For the FY 2011-2015 period, the same services will be competitively opened to all prospective offerors. The County anticipates using \$200,000-\$250,000 in CSBG funds for this activity with a result of serving 875 to 1,000 individual clients/families.

*Youth Services*

The Arlington Partnership for Children, Youth and Families was created as a result of recommendations made by the citizen-led Arlington Task Force on Youth. The Partnership, which is County general funded, operates on the underlying philosophy that building Developmental Assets in children and youth will help them become caring and contributing adults. The Partnership also gives recommendations and advice for improving the health, well-being and safety of children, youth and families. The Partnership was formed in 1999 and produced its first report card (baseline data) in 2003. The Partnership’s 2008 Report Card provides data on 80 indicators which are organized in four areas: Starting Healthy, Staying Healthy, Stable and Secure Families, Educational Readiness and Success and a Safe and Supportive Community. Out of these indicators 16 were identified as priorities and the 2008 Report Card describes the progress made towards these measures within a three-year period.

**Community Indicators**

Health	Family	Education	Community
Depressive symptoms	Keeping teen mothers in school	Preschool experiences	Youth viewed as resources
Regular exercise	Child abuse and neglect	Caring school climate	Sense of safety
Teen alcohol use	Positive family communication	Enrollment in advanced math classes	Participation in youth programs
Immunization	Families in housing need	Parent involvement in school	Peaceful conflict resolution skills

Overall, the community achieved short-term goals in four out of the 16 indicators: Significant progress occurred in a few indicators such as, the health indicator of a reduction in depressive symptoms in teens; more kindergarten students attending preschool at age four

which often increases school readiness; immunization rates of children increased; and more youth reported participation in positive activities such as sports and clubs. One of the indicators- teenage drinking, grew worst over the past five years. There was a 26 percent increase in the number of 10<sup>th</sup> graders reporting high-risk drinking and a 39 percent increase among 12<sup>th</sup> graders.

**Goals and Targets for the next five years**

In light of these results, the Partnership will: 1. review progress in areas where goals have been set 2. identify strategies to achieve further improvements and 3. set goals for additional indicators. Current efforts are directed to high risk drinking, positive family communication, caring school climate and parent involvement in schooling. Several groups have taken the lead on different indicators, so that progress since 2003 has been difficult to measure. The following chart summarizes the targets of the Report Card.

Measure	Baseline	10-Year target
High-risk drinking among teens	56% in 10 <sup>th</sup> -12 <sup>th</sup> grade	5% (all students)
Positive family communication	6 <sup>th</sup> graders- 47%; 12 <sup>th</sup> grade-20%	Increase to 60% for 6 <sup>th</sup> graders and 40% for 12 <sup>th</sup> graders
Caring school climate	31% reported being in a caring environment	75%
Parent involvement in schooling	46% of 6 <sup>th</sup> graders had involved parents 14% of 12 <sup>th</sup> graders reported involved parents	62% 18%

The Partnership utilizes the following strategies:

- **Research and Assess Community Needs:** The Partnership identifies the specific need of children, youth, and families utilizing two surveys administered to Arlington students: Student Life/Assets Survey, and the Youth Risk Behavior Survey. The publication of the Community Report Card utilizes the survey and other data to compile a comprehensive profile of the status of Arlington children, youth and families.
- **Create a Community Agenda:** The Partnership convenes members of the community, nonprofit organizations, County agencies, Arlington schools, and others to discuss the needs of the Arlington Community and act as catalyst for action toward solutions. The recommended solutions are then taken forward as policy recommendations to the Arlington County Board and Arlington County Public School Board.

- Create Collaboratives: The Partnership works with the Arlington community to bring agencies and organizations to the table to find solutions to identified needs.

Current programs and initiatives include:

- Developmental Assets: The Partnership is working with the community and specifically with County agencies and youth service providers to promote the 40 Developmental Assets. Developmental Assets are essential relationships, experiences, skills and values all kids need and that all adults can help develop.
- Arlingtonteens.com is a website that provides Arlington youth with information about events and activities, getting help during a crisis, finding a job or volunteer opportunity and more. Website content is written by a staff of interns who update content regularly
- Teen Network Board: A group of Teens talking about teen issues, making recommendations, and taking action to improve the lives of Arlington Youth.
- Early Childhood Initiative: The Partnership is working with the Arlington/Alexandria School Readiness Council, which includes childcare providers, schools, and government agencies, to improve the availability, access, and quality of pre-school programs.
- Carlin Springs Community School: In collaboration with Carlin Springs Elementary School the Partnership is working to bring a range of academic, health and social-emotional resources to families.
- Connect with Kids Champions: The Partnership gives annual awards recognizing adults who have a positive impact on Arlington children and youth.

Through the Community Development Fund, four youth programs have been operating in NSAs and have been funded for several years.

- In the Nauck Community, C.A.R.E. has provided a wide array of services to low and low-moderate income youth. Programs have included summer reading, year round activities to increase life skills, self-esteem and awareness of community resources. The program serves over 125 youth.
- In the Buckingham NSA, BU-GATA has sponsored the Buckingham Youth Brigade program which targets immigrant youth with services to develop interpersonal and cultural competency, access community and educational resources. 15 youth benefit from the program annually.
- The Greenbrier Learning Center offers children in NSAs along the Columbia Pike corridor after-school and summer enrichment programs to improve learning ability



and workshops for parents to enhance their parenting skills. The program serves 60 youth and 25 parents.

- Project Discovery Program provides academic support and exposure to post-secondary educational opportunities for 52 youth. The total cost for all programs annually is \$55,200 in CDBG and \$30,000 in CSBG funding per annum for these services. The County matches the State CSBG support for Project Discovery and will continue to do so in the future.
- Currently, there is a task force consisting of nonprofit service providers, Arlington County Public Schools, and Arlington County Parks, Recreation, and Cultural Resources that is looking at gaps, redundancies, and inefficiencies in providing youth services throughout the County. Future youth programs offered in the FY 2011-2015 period will reflect findings and recommendations of this task force.

Several stakeholder meetings held in spring 2009 noted the following issues:

- Need for job training and employment opportunities for youth; this was mentioned at all the meetings among NSA residents, Buckingham, Nauck, Pike Village Center and the Afterschool Networking group.
- Job opportunities for youth should include mentoring to encourage other skills such as leadership potential
- More structured and varied activities needed for youth such as after-school programs

Strategies identified:

- Encourage private sector involvement in employment creation for youth
- View youth as a resource for future involvement as leaders
- Greater collaboration and coordination of services among private and public sector to improve delivery of youth services to all age groups.

The anticipated cost for youth programs in FY 2011-2015 will be \$250,000-\$350,000 consisting of a combination of CDBG and CSBG funds with an aggregate number of 1,250 to 1,500 youth served.

### *Transportation Services*

The Arlington County Department of Environmental Services' Transit Program provides public transportation services to accommodate the needs of Arlington residents, commuters and visitors for community access and mobility to sustain full, active and affordable lifestyles, independent of a requirement to operate or own a personal automobile. The integrated network of transit services and facilities developed, coordinated or operated through this program to meet these needs of the Arlington community include: Metrorail, Metrobus,

MetroAccess, Arlington Transit (ART), Specialized Transit for Arlington Residents (STAR), Commuter Services, and Virginia Railway Express (VRE).

Transit Operations provides management, implementation and oversight for the County sponsored Arlington Transit (ART) program. Art operates within the 26 square mile boundaries of Arlington (population 193,000). The ART bus service is operated through a contract with a private sector company (currently ATC Vancom, Inc., a competitively procured contract service provider). ART was designed to provide market specific, low impact, innovative, high quality, responsive and cost effective public transportation services to and in partnership with, residents and businesses of Arlington County. The current fleet of 30 ART ADA-accessible buses consists of small, alternative-fueled (compressed natural gas (CNG) buses operating on 12 routes, (various operating times up to 6:00 am to midnight, 7 days a week) as part of a network of bus service coordinated with the 18 Metrobus lines serving the County.

ART is dedicated to providing environmentally friendly local bus service. After the purchase of the first two diesel buses, ART committed to only purchasing alternatively-fueled buses. In an effort to be environmentally friendly, ART purchases buses fueled by compressed natural gas (CNG), making the entire fleet “clean and green.” ART has been a partner with Clean Cities Coalition and the Washington Metropolitan Area Council of Governments (COG) for over four years. Funding for the extra cost of the CNG buses is supplemented with a Clean Cities grant through the Washington Metropolitan Council of Governments. ART works with the region by operating under the Regional Fare Policy – charging the same fare as Metrobus, accepting Metrobus tokens and flash passes, as well as accepting transfers from all bus systems in the region. ART also operates two lunch loops as a free service (subsidized by the business community).

ART is fee for service, local, state, and Federally (Department of Transportation) funded.

### *Substance Abuse Services*

See “Mental Health Services” section below.

### *Battered and Abused Spouses*

The Batterers Intervention Program (Abuser Counseling) is housed within the Department of Human Services. The goal is to prevent interpersonal violence by offering specialized services to domestic violence abusers in an effort to stop the cycle of violence in families. The program uses a psycho-educational approach with persons who are physically and/or emotionally violent in their relationships. Local funds are used to support this program and

Federal entitlement funds will not be used to support this activity during the FY 2011-2015 period.

In November 2006 the County created a Task Force which developed and launched Project PEACE (Partnering to End Abuse in the Community for Everyone), a best practice model to implement a coordinated community response service delivery system to address domestic violence. The County recognized that fragmented, uncoordinated agency and organization intervention was an ineffective approach to domestic violence service delivery and that a more effective response would be that of a broad-based, coordinated community-wide approach that empowers individuals, agencies and community organizations to help prevent domestic violence and provide services to those affected by domestic violence. The work of the Task force resulted in identifying six strategic priority goals aimed at the overall outcome of minimizing the impact of domestic violence and enhancing services to victims in Arlington County.

Goals:

- Change attitudes and behaviors to prevent violence at the onset
- Strengthen public, private sector and community response at the entry points
- Enhance supports and services for victims, families and abusers
- Enhance response by the justice system to promote safety for victims and accountability for aggressors
- Enhance access to services for a diverse and underserved population
- Establish the core infrastructural elements for a successful coordinated community response system.

Prior to Doorways' founding in 1978, the only shelter for battered or homeless women and their children in Arlington was a night in a motel. Doorways was developed through an interfaith collaboration and became Arlington's first emergency and Safehouse shelter. During the 1980s, two houses were purchased with the use of CDBG funds to establish permanent homes for two shelters. Doorways for Women and Families will continue to be a key agency striving to end homelessness and family and intimate partner violence by offering safe shelter and housing, life changing support services and community advocacy.

### *Employment Training Services*

Arlington's traditionally low unemployment rate does not tell the full story, as many residents are underemployed and many businesses cannot find the workers they need. It is imperative that specific strategies to advance relationships with educators and businesses to create career enhancing programs and networks are implemented to serve all citizens at all job levels.

Even with Arlington's high incomes, housing costs are such that it is difficult to attract critical workers in occupations such as public safety, education, child care, health care and other business services. Efforts to mitigate this complex issue should include partnering with employers to implement workforce housing programs that address business needs, and offer a range of diverse housing alternatives to benefit from transit oriented development.

Arlington Employment Center:

The Arlington Employment Center was created to help link employees with employers. The AEC administers federal, state, and local employment and training programs that can help bridge the gap between employers and qualified employees. Candidates are carefully screened and matched to particular job requirements before being referred to potential employers.

Employees hold a variety of skill levels; those with advance degrees and many years of experience to those with limited education and work experience. Candidates receive coaching in job readiness and job search from our professional employment specialists and job developers. All jobseekers referred are based on the person's qualifications without regard to race age, disability, color, religion or national origin.

AEC serves two large population groups: the general public and targeted clients eligible for grant-funded employment programs. It has an FY 2010 Budget of \$3.125 million, of which \$2.162 million is from federal grants.

CDBG funds several employment, job training, and job readiness activities as part of economic development. AEC is currently funded at approximately \$375,177 to provide a wide range of employment-related services for persons living in the NSAs and County-wide.

### **The County's Section 3 Policy**

Section 3 of the Housing and Urban Development Act of 1968 aims to promote local economic development, neighborhood economic improvement, and individual self-sufficiency. As amended, Section 3 establishes as Federal policy that the employment and other economic opportunities generated by Federal housing assistance for housing and community development programs should be directed, to "the greatest extent feasible," towards low and very low-income people, particularly those who receive government housing assistance. Section 3 does not provide funds; it governs the use of existing funds. The statute requires all recipients of the U.S. Department of Housing and Urban Development's (HUD) housing or community development funds to make their best efforts to provide employment and training opportunities for low and very low-income people. It establishes a hierarchy for those efforts, which target first, residents of public and assisted housing;

second, residents of other neighboring developments also receiving Federal assistance; third, Youthbuild participants; and fourth, homeless people.

When using federal funds that trigger Section 3 requirements, it is the policy of Arlington County to require its subgrantees to ensure that their contractors provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, or marital status, and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

Arlington County implements this policy through monitoring contracts made by its subgrantees to contractors, vendors, and suppliers, to create employment and business opportunities for residents of the County and other qualified low- and very low-income persons residing in the County. Particular emphasis and outreach are placed on residents of Neighborhood Focus Areas (NFAs), Neighborhood Enhancement Areas (NEAs), Neighborhood Outreach Areas (NOAs) collectively referred to in this document as NSAs, Committed Affordable housing (CAFs) and those participating in the federal Housing Choice Voucher program and meeting income guidelines stated in Exhibit 3.

The policy results in the recruitment, employment, and utilization of County residents and other eligible persons and business by all contractors working on contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. The County's subgrantees must examine and consider a contractor's or vendor's potential for success by providing employment and business opportunities to County residents prior to acting on any proposed contract award.

The County Procurement Policy also contains goal requirements for awarding contracts to Small Disadvantaged Businesses, formerly Minority and Women Business Enterprises (MBE/WBE). This is found in Appendix C of Arlington County's Purchasing Resolution.

Before submitting bids/proposals to the County's subgrantee, all contractors/businesses seeking Section 3 preference are required to complete certifications, as appropriate, as acknowledgement of the Section 3 contracting and employment provisions required by this section. Such certifications must be adequately documented as referenced in the form.

### *Crime Awareness*

The Community Based Problem Oriented Policing Program (CBPOP) is now known as District Teams. Each District Team has community policing functions. The County is divided into three districts, commanded by a Captain and hosts a team of officers. The number of officers assigned to each district varies. These officers proactively employ community-oriented and problem-oriented techniques to address problems outlined by their respective district commander.

- **Street Lighting Program:** The Street Light Planning and Program Guide was adopted by the County Board in April 1995 and primarily focused on the adoption of a new more efficient neighborhood street light fixture and an aggressive program to convert all arterial mercury lights to high illumination for all Arlington County streets. Since the adoption of the plan, the first phase of the conversion program, in south Arlington was completed on schedule. The second phase is also completed and converted approximately 800 mercury vapor lights in the north side of the County.
- **Prevention:** The Police Department Response Gang Resistance training is primarily conducted by the Gang Unit detectives when needed. There is no specific location or frequency, but rather performed on an as-needed basis.
- **Parental Involvement:** One program that is offered to the 5<sup>th</sup> graders before entering the 6<sup>th</sup> grade is “Too Smart To Start”, a program that includes both parents and children. This program is taught by the School Resource Officer and includes the school’s nurse and counselor.
- **Staff Training:** All patrol officers and detectives will continue to be trained in current crime prevention techniques, in order to increase the number of police who can handle crime awareness requests.

Arlington’s overall crime rate has remained low, despite a 14% increase in 2008 fueled by the theft of global positioning devices and other electronics from cars. The economic downturn is a factor in the jump in property crimes in the community. The officers are aggressively fighting crime, but are asking citizens to do their part as well by not leaving GPS devices or other electronics in plain view in automobiles and that they lock their doors. Citizens are urged to report any suspicious activity they may observe.

Crimes against people remain very low as did and the rate of violent crime. Homicides increased from two to four, and included an officer-involved shooting. The closure rate on 2008 homicides was 100%. The number of forcible rapes dropped from 26 in 2007 to 23 in 2008 and the number of burglaries dropped from 396 in 2007 to 389 in 2008.

In 2008, there were three purse snatchings in the County – up from 2 in 2007. There were 12 incidents of pick pocketing – up from 10 in 2007. Shoplifting, in contrast, saw a significant increase, with 732 incidents in 2008, up from 466 in 2007.

The crime rate – the number of index crimes per 100,000 people – was 2,507 in 2008, up from 2,238 in 2007. Index crimes are the eight categories generally used by law enforcement as a standardized measure of the incidence of crime.

Crime statistics for the NSAs mirrored activity in the overall County. Incidents of larceny occurred most frequently among the categories of crime. Other general observations among the NSAs are a high occurrence of “drunk-in-public” incidences in Buckingham and Douglas Park; vandalism incidences occurred less in Nauck than in Douglas Park and Columbia Heights West, but during the past five years there has been a noticeable decrease in crime activity overall. “Drug-patrol initiated” activity was greatest in Nauck, but this has declined significantly from what it was in the 1990’s.

The County website offers crime prevention tips, including how to avoid becoming a victim, <http://www.arlingtonva.us/>; keywords “crime prevention.” Residents can also sign up for weekly crime reports.

The Community Resources Section of the Police Department is responsible for a variety of public service functions directed toward crime awareness and the reduction of crime in the community and in schools. Citizens are made aware of crime prevention through literature and other visual aids. Surveys of homes and businesses are offered to detect crime vulnerabilities. Neighborhood Watch groups are assisted.

Community Resources Officers and Community Service Technicians are assigned to geographic areas of the County and serve as liaison with civic associations, schools, and community groups, as well as serving as the point of contact for residents in need of police services.

The Section also implements CBPOP, the program designed for officers to solve potentially crime producing neighborhood problems/issues before they generate crime.

Street lighting can contribute to a perception of safety in a neighborhood, which is an important element in the quality of life for the community. A number of studies show that some cities experienced crime reductions after putting in or improving street lighting. DPW provides the Arlington County Street Lighting Program which may aid in crime reduction. Two of the goals for the street light program are: to provide the pedestrian a safe and secure feeling at night and to aid in crime deterrence on Arlington County streets. DPW's Traffic Engineering Division works closely with the Police Department's Crime Prevention Section to focus on specific areas that should receive priority for improved lighting. The County also does not light bicycle/walking trails after hours and aggressively maintains the policy to close these trails and parks from dusk to dawn.

The five-year estimated cost, including an inflation factor of 5% for salary/fringes and cost of doing business, is \$15,543,352. This is based on personnel costs for each district’s Community Resources Section for FY10 being: District 1--\$714,459; District \$1,061,334 and District 3--

\$903,234. County general funds have only been historically used and will be used during the FY 2011-2015 period.

### *Fair Housing Activities*

Please refer to discussion about Fair Housing in the Planning section on page 134 of this Plan.

### *Tenant Landlord Counseling*

Arlington County provides information, referrals, advice and mediation of disputes regarding the rights and responsibilities of tenants and landlords. When the landlord owns and rents out five units (condominiums, townhouses, or single family homes) or more, the requirements of the Virginia Residential Landlord and Tenant Act (VRLTA) apply to both the landlord and the tenants. For landlords renting four units or less, VRLTA does not apply and it is the lease that is most important. The Housing Information Center staff is available from 8:00 am to 5:00 pm during the week and staff is bi-lingual in English-Spanish.

In 1971, before passage of a statewide tenant-landlord law, the Arlington County Board set up the Tenant-Landlord Commission to help it address problems related to rental situations. The Commission, which is comprised of nine members (three tenants, three landlords and three public-interest representatives), plays an active role in conciliating disputes and proposing to the County Board changes in state and local laws that would smooth relations between the landlord and tenants. It holds regular meetings that are open to the public.

The Housing Services staff in the County's Housing Division provides support for the Commission, handles questions about tenant-landlord problems and mediates disputes. The staff has prepared a number of information sheets about common tenant-landlord problems and has also developed several materials of special interest to small landlords - a sample application form, suggestions about screening tenants, and a sample lease form.

The cost of staffing this endeavor is approximately \$125,000 per annum and is paid through the use of County general funds. Projected costs for FY 2011-2015 are \$650,000 to \$728,000

### *Child Care Services*

The goals of Child Day Care Services in the Department of Human Services are to ensure the health, safety, and welfare of children in child care facilities and to assist parents to become self-sufficient by subsidizing the cost of child care services for eligible persons who are employed or in training which leads to employment. The Child Care Office licenses day care



facilities; monitors their compliance with local child care ordinances, state standards, and regulations; and provides education and training for providers of child care. The Child Care Office has a directory of child day care facilities. Funding for these services is provided by local funds. For the FY 2011-2015 period, no Federal (HUD) funds will be used.

### *Health Services*

The goal is to promote *the health of the Arlington community and prevent diseases and conditions which would harm the community. The County's strategies include:*

- **Prevention:** Emphasize preventive programs, such as childhood and adult immunizations, early childhood assessments and intervention, and health education targeted to the high risk groups.
- **Public-Private Partnership:** Support private sector involvement in provision of general indigent health care programs and for special needs such as HIV services.
- **Alternative Resources:** Pursue grant opportunities for pilot programs or for targeted special health services needs.
- **Neighborhood-Based Services:** Develop school-based health services for children in those schools with the highest proportion of foreign born and low income children.
- **Educational Community:** Develop linkages with other health care organizations and academic institutions.

Morbidity and mortality statistics show that Arlington County has a relatively healthy population overall. Death rates for all age groups compare favorably to national and state figures. Most disease rates are low; two exceptions are high rates of HIV and tuberculosis.

Nonetheless, within Arlington County there are a number of subpopulations whose health-related needs are particularly high. These include those low and moderate income families with young children, recent immigrants, persons with HIV, the elderly, and workers with no health insurance.

Despite health care resources in Arlington, gaps in service remain. A significant number of families with young children are low or moderate income or are foreign born. These families need basic preventive services for their children, including immunizations, health and nutrition education, and developmental screening, as well as women's health services. To be effective, these services must be provided in the appropriate languages, sensitive to the particular beliefs

and information needs of each group. Few physicians in the area are prepared to cope with the linguistic and cultural diversity of this population.

Many low- and moderate-income persons cannot afford health care. It is estimated that about 22,000 Arlington residents do not have health insurance; and, according to national trends, that number is increasing significantly each year. Even for those with health insurance, access to health care can be a problem. More than a fifth of Arlington residents are foreign born, many with limited English speaking skills or with non-Western beliefs and practices about health and medicine. Limited English speaking Medicare and Medicaid recipients often have difficulty finding a physician with the necessary language skills who participates in those programs.

In January 2009, Arlington became the first of Virginia's 38 public health jurisdictions to complete a strategic planning approach called MAPP (Mobilizing for Action through Planning and Partnerships) to improve health and quality of life in the Arlington community. The Steering Committee, comprised of 60 members from the Arlington Public Health system, met regularly over 18 months to conduct four community health assessments and to develop a road map for a healthier Arlington. It:

- Reviewed available data about the health of Arlington to produce a local health profile (Community Health Status).
- Surveyed over 2000 citizens in the community to identify priorities for health and quality of life (Community Themes and Strengths).
- Met with health professionals and organizations to determine whether Arlington's Public Health System is meeting essential public health services (Local Public Health System).
- Identified external factors that could affect the local public health system in the future (Forces of Change).

These assessments confirmed that Arlington is overall a healthy community, when compared to the public health status of the Commonwealth and the United States. However, the assessments also indicated areas for community improvement. The Steering Committee identified the following specific strategic initiatives to address these challenges.

1. Strengthen access to healthcare by focusing on increasing access to
  - A "medical home" or a usual place of care outside of an emergency room
  - Mental health and substance abuse services
2. Prevent communicable disease by focusing on reducing

- Sexually transmitted infections
  - Seasonal flu
3. Prevent chronic disease by focusing on reducing
- Overweight and obesity
  - Tobacco use

Armed with the results of this assessment of the overall health of the community, the Partnerships for a Healthier Arlington was formed. Partnerships for a Healthier Arlington is a network of nonprofit, private and government organizations working to promote health and well-being for all of Arlington's residents, employees, commuters, and visitors. It will focus its efforts on the three strategic initiatives identified by the MAPP Steering Committee. Three Strategic Initiatives Teams, consisting of representatives from community organizations and county agencies, were formed to address each of these strategic issues over the next 10 years.

The Public Health Division of DHS provides public health services focused on the community, in contrast to private sector health care which focuses on the health of individuals. Division programs, therefore, are either programs which the private sector traditionally has not provided (such as prenatal care or dental care for the indigent), or ones which cannot easily be provided by the private sector (such as communicable disease control and restaurant inspection), or preventive health measures.

The Public Health Division is organized into four Service Area Bureaus: Community Health Protection (environmental health, tuberculosis program and disease surveillance and investigation); Community Health Services (family health services and sexually transmitted infections and HIV services); Laboratory Services; and School Health. The Division has a FY 2010 budget of \$18,603,883. Private agencies provide health services through contractual or grant agreements.

The public health programs provide basic prevention services for women's and children's health concerns, as well as prevention and treatment for communicable diseases such as tuberculosis, sexually transmitted infections, and HIV. These services are provided in many languages and are adapted to the cultures of the major ethnic groups present in the community (Hispanic, Southeast Asian, Middle Eastern, and Northeast African). Most services are provided on a sliding-fee scale, and are at no charge or at minimal cost for low income families.

One hospital (Virginia Hospital Center) with emergency room service is located in Arlington. This hospital also has out-patient clinics for certain specialties; the demand is high for these clinic services, and waiting times for a new appointment are generally two months or greater. The hospital's out-patient pediatric clinic is open several hours each day and children are seen

by appointment only. When the out-patient pediatric clinic is not open, sick children are seen by the hospital's Urgent Care Center. In addition the Arlington Pediatric Center offers comprehensive primary care services to low income children on a sliding scale basis. Alexandria Neighborhood Health Services (ANHSI) is a federally qualified health center located in Alexandria, Virginia that offers comprehensive services to adults and children living in Arlington. ANHSI struggles to meet the need due to space limitations and is in the process of searching for larger space. ANHSI partners with DHS to enhance their ability to provide dental services by using one of the DHS dental operatories.

The local community of physicians is small but active. Through the local medical society, physicians have organized the Arlington Free Clinic and The Northern Virginia Region Dental Clinic, staffed primarily with volunteers.

Public Health Division partners with Georgetown University School of Nursing faculty and students to provide preventive programs, such as flu immunizations and health education to clients in the shelters and in two underserved neighborhoods (Nauck and Buckingham). Faculty and students also help clients in these areas navigate the health care system.

The five year estimate is computed as \$59 million, based on the \$18,603,883 million DHS budget for health programs. CDBG funds have never been used for this activity nor will they be used during the FY 2011-2015 period.

For dental services, the County has competitively awarded Northern Virginia Family Services with CSBG funds to operate the Arlington Dental Link Program. The program links eligible uninsured low income adults with dentists who provide either pro-bono or free dental services. The County plans to competitively re-award contracts up to \$50,000 per annum for the same services during the period of FY 2011-2015. The maximum cost for this period would be \$250,000 with an outcome of serving 350 clients per year, or 1,750 clients for the FY 2011-2015 period.

Since the fall of 2008, Virginians Organized for Interfaith Community Engagement (VOICE), a nonpartisan coalition of more than 40 Catholic, Islamic, Jewish and Protestant congregations, has sought to change that. VOICE has convinced government officials of Alexandria, Arlington County and Fairfax County that providing funding to assist individuals in getting oral health care makes sense. The combined effort will generate services worth an estimated \$350,000 to \$400,000 through approximately 1,800 appointments. VOICE has not historically received federal funding from the County, but this activity is deemed an eligible and appropriate activity.

*Abused and Neglected Children*

The County's Department of Human Services is the lead agency on dealing with abused and neglected children. Arlington County's Child Protective Services is dedicated to the safety of children, reducing the incidence and recurrence of child abuse and neglect, helping children and families recover from the trauma of child abuse and neglect, and preventing unnecessary out-of-home placements of children. Social workers validate, investigate, and assess reports of child abuse and neglect in accordance with state statutes.

The County has used local, federal (non-HUD), and state funds to support these services. The estimated five-year cost for this service provision for FY 2011-2015 is estimated to be between \$1,375,000 and \$1,900,000.

### *Mental Health Services*

The Arlington Community Services Board (ACCSB) was begun in 1968 by the Arlington County Board. In doing so, the County Board met Virginia's requirement to establish a Board made up of community members who would play a significant role in the determination and oversight of mental health, intellectual disabilities, and substance abuse services.

In 1998, the County Board officially designated the Arlington CSB as an "administrative policy community services board." Under this model, the County's Department of Human Services is charged with the delivery and management of services while the ACCSB retains its role in policy determination, the direction of services, and as an advocate of funding needs. The County serves as the fiscal agent for the ACCSB. To learn more about the relationship between the ACCSB and the County Manager, read the Memorandum of Agreement between the Arlington County Services Board and the Arlington County Manager.

The primary goal of the Behavioral Healthcare programs within the Department of Human Services which provides mental health services in the County is to promote maximum independent living in the community for persons with serious mental illness or substance abuse problems, thereby preventing unnecessary, restrictive institutional placements. The objective is to help these individuals become productive Arlington citizens who are integrated into the community.

The goal of the Alcohol and Drug Treatment Program is to improve the functioning of individuals and families and prevent the deterioration and adverse social consequences to individuals and the community resulting from alcohol and drug dependency. The continuum of treatment services includes the following: assessment, outpatient therapy and education programs, case management services, detoxification and residential treatment (of varying length and intensity). Programs provided directly by the County include prevention and early intervention in the schools, outpatient treatment, substance abuse education, case

management, and jail-based treatment programs. Methadone treatment, detoxification, residential treatment, and transitional living services are provided through contracts with other agencies, primarily private, nonprofit providers.

The goals of Emergency Mental Health Services are to prevent escalation of crises, relieve the immediate distress of persons in crisis, prevent individuals from doing harm to themselves or others, and promote independence for those who require ongoing mental health services. The program provides crisis intervention, stabilization, support, counseling, follow-up services, and pre-admission screening for persons requiring emergency psychiatric hospitalization.

The program goals of Mental Health Intake Services are to prevent symptom deterioration and destabilization by assessing the specific need for mental health intervention and appropriately coordinating and/or facilitating the service linkages required to meet that need. This program is the primary link to other mental health services.

The treatment services provided by the multi-disciplinary Mental Health Treatment Teams include outreach case management, crisis assessment and intervention, individual and group psychotherapy, and the prescription and monitoring of psychotropic medication. Vocational services are available on a limited basis to eligible clients. Mental health services oriented toward prevention of suicides, deterioration, hospitalization, and disciplinary problems are offered to inmates of the County's Detention Center.

The goal of the Intellectual and Developmental Disability Services program is to promote maximum independence of eligible Arlington County residents with intellectual or developmental disabilities, and to assist them and their families in accessing and maintaining appropriate services which will enable them to participate and remain safely in the community. Among the services are assistance to eligible persons in finding suitable residential and vocational placements.

Case Management Services assist individuals and their family members to access needed services that are responsive to the person's individual needs. Services include: identifying and reaching out to potential consumers, assessing needs and planning services, linking the individual to services and supports, assisting the person directly to locate, develop, or obtain needed services and resources, coordinating services with other providers, enhancing community integration, making collateral contacts, monitoring service delivery, and advocating for people in response to their changing needs.

Family Support Funds offer assistance for families who choose to provide care at home for family members with intellectual and developmental disabilities. Family support is a combination of financial assistance, services, and technical supports. Family is defined as the

natural, adoptive, or foster care family with whom the person with a disability resides. Family can also mean an adult relative (i.e., sister, brother, son, daughter, aunt, uncle, cousin, or grandparent) or interested person who has been appointed full or limited guardian and with whom the person with the disability resides. Family support services include respite care, adaptive equipment, personal care supplies and equipment, minor home adaptation or modification, and other extraordinary needs. Reimbursements to families for such expenses are needs-based and are subject to availability of funds.

Respite Care provides a break for persons caring for family members who have ID. The care may be provided in the family's home or at another site. The choice of an agency will depend on the type of care needed, the age of the individual needing care, the availability of funding, and space availability if a facility is chosen.

In-home supports may be provided to a person with ID who is living with his or her parents in their home, or to such an individual living in his or her own apartment. Supports are given on an hourly basis, with the number of hours determined by an evaluation of the person's daily living skills. The specific training or assistance residential staff provides is spelled out in an Individualized Service Plan (ISP).

Supervised apartments are run by nonprofit agencies that provide daily staffing to persons living in apartments leased or owned by that organization. Residents need more assistance than those receiving only drop-in support, but less than persons living in group homes. The specific training or assistance provided is detailed in an ISP.

Several nonprofit agencies operate group homes in Arlington County. Residential staff work in all of them, but the number of staff present, and the number of hours during the day and night when staff work varies. The level of staffing is determined by the abilities of the persons living in the home. Supervision, training and assistance is also provided under an ISP within a group home. The number of individuals with ID living in each home varies from four to seven. Nonprofit agencies have contracts with Arlington County to provide this service.

There are two types of Intermediate Care facilities and Intellectual Disabilities facilities. The first is a state facility or institution which offers intensive residential services. There are five of these in Virginia, the closest being in Fairfax County. The other type of ICF/MR is community-based; there are three in Arlington. These appear to be group homes, but they have a nurse on staff. They also have other medical professionals, including a physician, as regular consultants. This type of residential care is best for persons who have medical needs, and/or need a significant amount of personal care.

The Community Services Board (ACCSB) operates on a June 30th to July 1st fiscal year. For fiscal year 2009, the total budget for ACCSB-related programs is approximately \$32.9 million. Of this total budget, local matching funds totaled \$19.6 million, or 60%. The remaining 40% is made up of state funds (\$7.6 million); federal funds (\$1.65 million); and fees, retained earnings and other revenue (\$3.6 million). The estimated cost of using state, local and federal (non-HUD) funds for the period of FY 2011-2015 for providing these services is \$175,000,000 to \$200,000,000. This figure is dependent on level of other grant funding, match, reimbursement, fee collection and waiver. The current Commonwealth and County funding for these programs is expected to be reduced by nearly \$1,500,000 for FY 2011. It is anticipated that many CSB consumers will be adversely affected.

### *Lead Hazard Screening*

Elevated blood lead levels are of primary concern for children younger than 6 and for pregnant women. In Arlington, the Public Health Department routinely tests children younger than 6 who attend the Child Health Clinic. Since July 2000, the Health Department has tested 1,987 children; of those, only 16 were shown to have elevated blood lead levels. Nationally, the biggest source of lead in children is ingestion of lead-based paint.

Arlington has embarked on a multi-step action plan, including:

- Notifying and working with the sample homes with elevated lead levels, retesting those homes and providing consulting to reduce lead in drinking water.
- Expanding the test sampling to a wider pool, working with the Virginia Department of Health.
- Testing water at all Arlington elementary schools and the Arlington Public Schools food service at Thomas Jefferson Community Center.
- Sending information on lead to the County's private physicians and to all the public health clinics and nurses.
- Continuing to work with the Washington Aqueduct and the EPA on the systemwide water chemistry.

Arlington Public Health emphasizes that for the vast majority of Arlington residents, elevated levels of lead in the water does not present a health concern, although children younger than 6 and pregnant women should avoid drinking water with elevated lead levels. For any residents who are concerned about their water supply:

- The Environmental Protection Agency advises flushing the faucet for 60-90 seconds if the home water supply has been idle for 6 hours or more.
- Cook only with cold water.



- Residents are encouraged to choose filters designed for the specific filtration desired (e.g., chlorine, lead or cryptosporidium) and to make sure the filter is approved by the National Sanitation Foundation, as well as maintain the filter as directed.
- If there is concern about possible lead solder in pipes, a plumber can determine this.
- Arlington is gathering and will post useful information on its website and residents can go there for more information. Also, substantial information can be found from the Virginia Department of Health website.

Even though Arlington contains a housing stock with the highest possibility for the occurrence of lead-based paint, data evidences that elevated levels of lead in the blood are attributable to the aging water system which contains lead pipes as opposed to incidents of ingestion of lead-based paint chips. There is also data from the immigrant population indicating a higher frequency of lead poisoning resulting from the use of terra cotta pottery and make-up from their countries of origin where lead is not monitored or regulated.

Whenever a federally-assisted housing unit is scheduled for rehabilitation that was built prior to 1978, a lead-based paint review is conducted by the Housing Division to determine the applicability of appropriate federal and local statutes governing the undertaking. Where applicable, the project sponsoring nonprofit developer is responsible for any costs associated with testing and remediation. On average, the cost for these services has been \$15,000 to \$25,000 per year, and are allocated to the entire project cost. For the FY 2011-2015 period, the allocated cost to the County's CDBG entitlement and program income would be \$75,000 to \$100,000. Staff hours which are CDBG supported in providing review and follow up would be allocable at \$10,000 to \$15,000 per annum for a FY 2011-2015 cost of \$50,000 to \$75,000. The outcome would for FY 2011-2015 would indicate 35 to 50 units being tested.

Screening costs for children and adults in the County are supported by local funds.

#### *Subsistence Payments*

CDBG cannot be used to make income payments to persons. HUD defines income payments as a series of subsistence grant payments to someone for items such as food, clothing, utilities, rent and mortgage. CBDOS can use CDBG to make income payments, however there are currently no registered CBDOS in Arlington County. There is no current vision or plan to exercise this option during the FY 2011-2015 period.

#### *Homeownership Assistance (not direct)*

The Arlington County Board has established home ownership as one of the Affordable Housing Goals. It intends to "Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households. The

role of the Housing Division's Home Ownership Program is to manage the County's overall home ownership effort, provide one-stop shopping for information for prospective homebuyers, increase outreach efforts and public education, design new program strategies, track performance, train Housing Information Center Staff and provide home ownership counseling, assessment screening, and identify and make appropriate referrals to available resources.

The Housing Services Section of the Housing Division offers an array of programs and services for persons owning a home or interested in becoming a homeowner. These include information about home improvement, first time home purchase, and foreclosure prevention. Two positions in the Housing Division are dedicated to the Homeownership Program, one supported by County General Fund, and the other is funded through CDBG. Other Division staff also promote homeownership by providing information by phone or at community events and workshops. It is anticipated that CDBG funds will continue to support one position to provide indirect homeownership assistance and oversight of homeownership activities by subrecipients.

#### *Rental Housing Subsidies (non-HOME)*

The County has a local housing grant program which is offered to people who are income, family composition, and locale of residence eligible. Similar to the Housing Choice Voucher, total family adjusted income is considered. Families receiving TANF and GR are ineligible. These grants prevent homelessness and can also be a temporary bridge for people on the Section 8 waiting list.

To be eligible for a housing grant, applicants must be Arlington renters who are 62 years of age or older; permanently disabled; clients or patients in a County supported mental health program; or have at least one minor child in the family composition. Housing grants are completely funded with local funds and the County does not plan on changing this funding model for the FY 2011-2015 period. Eligibility criteria for the program may be expanded.

#### *Security Deposits (non-HOME)*

The County offers security deposit assistance through its Housing Grants program operated by the Department of Human Services. Only local general funds have been used in this program.

#### **Interim Assistance (570.201(f))**

As part of the County's focus on NSAs, CDBG has been used to pay for dumping and waste removal fees associated with an average of two "neighborhood clean-ups" per year. These

clean-ups involve the removal of waste left in public right-of-ways and spaces that blight neighborhoods. The average cost has been \$5,000 per annum. For the period of FY 2011-2015 the estimated cost shall be \$20,000-\$25,000 in CDBG funds resulting in a total of 10 neighborhood clean-ups.

### **Urban Renewal Completion (570.201(h))**

The County has never undertaken projects funded under Title I of the Housing Act of 1949 as amended.

### **Relocation (570.201(i))**

For any Federally-assisted project, the County follows the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Uniform Act). This is a Federal law that establishes minimum standards for the acquisition of real property or displacement of persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for Federal or Federally funded projects.

For non-Federally assisted projects, the fundamental goal of the County's relocation policy is to enable displaced tenants to move directly to decent, structurally safe and affordable replacement housing convenient to their place of employment and/or school. When temporary or permanent displacement is unavoidable, open communication and disclosure by all parties will minimize misunderstandings and make the relocation experience less onerous. Owners seeking County funding or special development exceptions such as site plan approval are required to do the following: retain or provide affordable units; develop a relocation plan; communicate intent regarding property; provide tenants with at least 120-day notice to vacate; provide relocation assistance; and provide regular reports to County staff and the Tenant Landlord Commission.

For owners of "by right" projects that require no County approval of funding or site plan approval or major site plan amendments, adherence to the above steps, although voluntary except for the legally required 120 day notice, is encouraged. By following these Guidelines and fulfilling the commitments presented in a relocation plan, an owner will complete one of the necessary requirements for receiving project approval from the County.

The County's relocation staff specialist is a general funded position which averages \$115,000 per annum in cost to the County. For the period of FY 2011-2015, the cost to County general

funds is anticipated at \$600,000-\$625,000 and the specialist will review an estimated 60-100 Federally-assisted projects for URA compliance.

Depending on the scope of work of a Federally-assisted capital project, tenants are to be offered appropriate temporary tenant relocation assistance payments. This has applied generally to rehabilitation projects and has cost the County an estimated \$15,000 per annum. The projected cost for FY 2011-2015 would be \$75,000-\$100,000 and would affect 15-25 families during the five year period.

### **Loss of Rental Income (570.201(j))**

CDBG funds have not been used by the County to pay homeowners for loss of rental income. The County does not intend to exercise this option during the FY 2011-2015 period.

### **Removal of Architectural Barriers (570.201(k))**

AHC, Inc. is a nonprofit housing developer which uses CDBG Program Income to fund its Barrier Removal Program for single-family units, both owner and renter. Currently, the program goals are to address and remediate accessibility issues in 10 units per year for eligible participants. The maximum cost is \$5,000.00 per case. In FY 2010, five units at Westover Apartments are currently being assisted by this program. For FY 2011-2015 the plan is to use CDBG Program Income of up to \$250,000 to address issues in as many as 50 units.

### **Privately Owned Utilities (570.201(l))**

The County has not used CDBG funds to acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities of privately owned utilities, including the placing underground of new or existing distribution facilities and lines. It does not plan on changing this practice during the FY 2011-2105 period.

### **Construction of Housing (570.201(m))**

As the use of CDBG funds is limited in regard to the construction of new housing, the County has not historically used CDBG, but rather HOME funds and other local, state and federal funding sources, for this activity. There are currently no approved CBDOs within the County which could, under limited circumstances, access CDBG funds for this purpose. For the FY 2011-2015 period, the County does not anticipate any change to this practice.

### **Direct Homeownership Assistance (570.201(n))**

For more than 20 years, CDBG funds have been used to provide downpayment and closing cost assistance to low and moderate income first time homebuyers, through a program called Moderate Income Purchase Assistance Program (MIPAP). Currently MIPAP is a shared appreciation program, utilizing a combination of CDBG, HOME and program income funds. These subsidies help leverage affordable mortgages for eligible purchasers. The amount of assistance provided is calculated up to 25% of the purchase price of the home. The current maximum purchase price and loan amount (indexed to the HUD HOME Program guidelines) are \$362,790 and \$90,700 respectively. At the time of sale or refinance of the property, the homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property

Over the last 12-18 months, the residential mortgage market underwriting standards and requirements have been changing quite rapidly, for Federal (HUD—FHA), state (Virginia Housing and Development Authority), and Government Sponsored Enterprises (Fannie Mae and Freddie Mac) mortgages. Major changes in these requirements include: increased minimum down payment from the home purchaser, enhanced credit criteria and minimum acceptable credit scores, maximum number and percentage of first trust mortgages for new condominium projects, and second trust mortgage compatibility criteria with government first trust mortgage products.

Staff will monitor changes in this evolving residential mortgage market, and make recommendations regarding adjustments to the County's homeownership program components where appropriate.

### **Rehabilitation (570.202)**

Housing rehabilitation activities have been a high priority of the County's community development efforts for more than 30 years. Initially focusing on a single family homeowner rehabilitation program called the Home Improvement Program (implemented by Arlington Housing Corporation), the County expanded activities to rehabilitation of single family rental units and multifamily apartment complexes. CDBG funds have been used for rehabilitation costs for group homes (public facilities) as well as barrier removal in single family owner and rental units. CDBG funds also support the Rebuilding Together program sponsored by the Robert Pierre Johnson Housing Corporation (RPJ), which utilizes volunteers and contractors to rehabilitate homes for elderly and or disabled low income persons.

CDBG funds support administrative costs for multifamily housing rehabilitation activities sponsored by Robert Pierre Johnson (RPJ) Housing Development Corporation and the Arlington Partnership for Affordable Housing (APAH). The CDBG Housing Development Fund is available for housing rehabilitation loans.

It is anticipated that housing rehabilitation will continue to be a high priority for use of Federal funds (HOME and CDBG) in the coming years, in an effort to increase the supply of quality affordable housing in the County.

### **Code Enforcement (570.202(c))**

The County's Housing Division utilizes CDBG funds for inspection for code violations and enforcement of codes (e.g., salaries and related expenses of code enforcement inspectors and legal proceedings, but not including the cost of correcting the violations) in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area.

The Housing Division's Housing Services Outreach Program elicits improvements in housing and neighborhood conditions in NSAs. Inspectors monitor environmental conditions through the systematic inspection of all properties and the education of residents in the designated neighborhoods. The inspection component includes common areas in all multifamily properties, exterior inspection of all single-family residential housing, commercial properties and public space in designated neighborhoods and other selected multifamily rental complexes. The Housing Division's Community Code Inspector enforces all violations of the Virginia Uniform Statewide Building Code (VUSBC) /Property Maintenance Code and the County's Condition of Private Property Ordinance found during the annual NSA inspections. The education and counseling component of the program includes tenant education workshops; fairs focusing on home improvement and one-on-one housing and repairs counseling for residents. Currently, the communities designated for services include Buckingham, Columbia Heights West, Nauck and Pike Village Center, with outreach and information provided to Tier 2 and 3 NSAs.

The Housing Services Outreach Team Program has three long term strategies:

- to improve environmental and property conditions in designated communities through annual systematic inspections and enforcement of the VUSB/Property Maintenance Code and the County's Condition of Private Property Ordinance,
- to empower residents to meet their housing needs and understand their rights and responsibilities as renters or home owners through education and counseling,
- to foster community pride through participation in community activities.

In FY 2011-2015 the Housing Services Outreach Team will continue to plan, manage and operate the program. Since July 2007, the Team has had responsibility for conducting inspections at Committed Affordable units in rental complexes countywide and Housing Services Section staff has assisted with counseling, workshops and special events.

As part of the neighborhood inspection and resident education, staff also:

- Produce outreach materials for each neighborhood.
- Inform residents and/or owners of the problems, and provide information and referrals to achieve voluntary compliance.
- Systematically inspect neighborhoods streets, alleys, and open spaces to identify problems such as vacant houses, abandoned or junked cars, litter, loitering, etc. and notifying the appropriate agencies of these problems.
- Conduct interior inspections at the request of residents and works with them to have the problems remedied.
- Conduct before and after inspections for AHC's Housing Improvement Program (HIP), Barrier Removal (BR) and RPJ's Christmas in April Program.
- Work proactively with the Code Enforcement Office on Full-Code and Comprehensive Code Inspections, participating in inspections and conducting follow up inspections at multifamily rental complexes, condominiums and cooperatives.
- Report serious health and safety issues to the property management or owner. Follow up and if the problem is not corrected voluntarily, a citation will be issued and the Housing Inspector will pursue court action if necessary to gain compliance. Or in the case of homeowners work with them providing technical assistance and referrals regarding community resources and financial assistance that may be available to them (i.e. RPJ, AHC, NVFS, AHOME, etc.).
- Conduct annual inspections of Committed Affordable Units. Ensure that units meet federal Housing Quality Standards (HQS) and Arlington County Housing Codes.
- Develop and conduct tenant education workshops, in English and Spanish, that provide an overview of tenant rights and responsibilities, information about County programs and services, proper handling of maintenance and repair issues, fire safety and reports on recent police activity. A new initiative is to team with the Green Home Choice program to bring energy and water saving education to tenants.
- Develop and coordinate community events focusing on opportunities for affordable housing, home ownership for first-time home buyers and home improvements.
- Plan and conduct at least two Neighborhood Clean-ups in the County Neighborhood Strategic areas.
- Hold on-site office hours to interview and counsel residents regarding housing issues.
- Conduct systematic exterior and common area inspections of all multifamily buildings (i.e. rental or owner occupied co-ops and condos), and commercial properties.

The annual budget for 2 inspectors is about \$180,000 which is funded by CDBG. It is anticipated that during the FY 2011-2015 period, the total costs will be between \$925,000 and \$1,000,000.

### **Residential Historic Preservation (570.202(d)) and Non-Residential Historic Preservation (570.202(e))**

The County's goal is to recognize the sites, buildings, structures and areas that exemplify the heritage and character of Arlington County and to protect those designated landmarks and historic districts from changes that would destroy or severely alter their appearance or character.

In 2006 the County Board approved the Historic Preservation Master Plan and made it part of the County's Comprehensive Plan. Since then, the Historic Preservation Program (HPP) has been working on implementing elements of this Historic Preservation Master Plan, starting with rewriting Section 31A (the section pertaining to Historic Preservation) of the Arlington County Zoning Ordinance (ACZO) and the creation of the Historic Resource Inventory (HRI) -- the ranking of historic sites and buildings within the County. Phase 1 of the HRI, dealing with historic garden apartments, historic shopping centers and commercial buildings has been initiated and is moving towards completion. Getting the Countywide Historic Survey data on-line and in the County GIS database is the next major planning effort.

In 2008 the Historic Preservation Program awarded a contract to Versar to undertake a comprehensive annotated bibliography of all archaeological studies and reports ever undertaken in Arlington County, to note what resources were recovered, where those resources now reside, and to create a map noting with GIS coordinates where these archaeological sites were located. This contract was completed in 2009. The HPP is now ensuring that the Versar data is placed in the County's GIS database with safeguards to prohibit amateur archaeologists from disturbing these sites.

The Certificate of Appropriateness (CoA) and the Administrative Certificate of Appropriateness (ACoA) processes have been updated and streamlined to better assist applicants and the Historical Affairs and Landmark Review Board (HALRB). The Section 31A data will make the process for establishing locally designated historic districts simpler and faster; and the process for appealing CoA decisions has also been revised. With the entire County completely surveyed, HPP staff can now identify all historic properties in the County from the survey files.

The HPP staff has created public brochures on the State and Federal tax credit programs involving the renovation of historic properties and has redesigned the HPP website to be



more informative and user friendly. The HPP staff remains available for public lectures and meetings with citizens and civic associations.

With the HPP staff code inspector, the HPP is constantly monitoring the historic districts for code and CoA violations. The HPP inspector coordinates with the rest of the County's code and building inspectors, with the Permit Plus system and with the County Zoning Administrator, the County's Building Inspector and, when necessary, the County Attorney's office.

The CDBG fund that was used for matching grants for store owners in the Buckingham Commercial Historic District to implement a common storefront appearance with uniform awnings and neon store name signs has been completed and remains a resounding success. No new revolving fund programs are being developed and initiated.

The HPP continues to apply and receive matching grants from the Virginia Department of Historic Resources' Cost Share Grant Program as well as the Certified Local Government (CLG's) grant program. These grants have been used to fund the Countywide Historic Resources Survey, National Register nominations and Preliminary Information Form (PIF) nominations.

Arlington County has a substantial number of historic, architectural, archaeological, and cultural resources that need to be documented and preserved for the overall educational, cultural and economic welfare and benefit of the general public. These resources include residences, commercial buildings, churches, Civil War forts, neighborhoods, objects, monuments, documents and sites of significant events.

Arlington County is committed to identifying, protecting, preserving and promoting its unique historic, cultural, social and economic heritage through local designation, nominations to the National Register of Historic Places, interpretation, preservation, adaptive use, assistance with completion of Federal and State tax credit applications and public markers. It has adopted a comprehensive Historic Preservation ordinance (31A ACZO) and a Historic Preservation Master Plan. The County also has an active citizen advisory group, the HALRB, which works with the County Board and staff to preserve historic resources.

The current and immediate future programs and projects involve completion of the Phase 1 HRI; the data entry of all of the Countywide Historic Resource Survey forms and the information obtained in the recently completed archaeological project and to put all of this information on-line and a part of the County's GIS database; continue to research and complete PIF and National Register nominations; to continue with a public marker program; to continue to be active in out-reach through lectures, written materials and web-based

information; and to work on the programs and events from the Arlington County Sesquicentennial of the American Civil War Committee.

The base budget of the HPP is \$180,000. This includes money for archaeological studies/projects; for National Register and PIF research and nominations through consultants; and markers. This amount does not include staff and administrative costs or new projects and programs. In order to undertake and complete the initiatives noted in the Historic Preservation Master Plan would take an additional \$500,000.

On average, the County's historic preservation staff reviews 15-20 cases per year for Federally-assisted projects that require a Section 106 review by the local authorities and the State Historic Preservation Officer. County staff that are part of this review are position funded through local dollars.

## **Economic Development (570.203)**

### *Land Acquisition and Disposition, Infrastructure Development, and Building Acquisition/Construction/Rehabilitation*

The County has not directly acquired or disposed of land associated with economic development projects other than in the Nauck NSA. The land acquired in Nauck will be used exclusively for public space as part of the Nauck Town Center. Within Nauck, the Macedonian project will be constructed during calendar years 2010 and 2011. Three dilapidated non-historic homes will be demolished and a 32-unit affordable multifamily apartment building will be constructed. On the first floor of the building, offices for the Bonder and Amanda Johnson Community Development Corporation will be constructed using CDBG-EDI funds. Commercial space will also be constructed. The project is financed through HOME, TCAP, and other funding sources.

The major effort of a public/private economic development and revitalization area within the County has been along Columbia Pike. In the 1980s, the County Board identified a special revitalization district that lies between S. Courthouse Road and S. Oakland Street. The County Board subsequently adopted "Columbia Pike 2000", a plan to guide what changes would take place within the revitalization district. Although working inclusively with all Pike communities, Columbia Pike Revitalization Organization (CPRO) originally focused its major attention on the revitalization district. In 1996, CPRO began discussions that resulted in the adoption by the County Board of the Columbia Pike Initiative which focused on all of Columbia Pike from the county-line to the Pentagon. In 1999, after being an active participant in the Columbia Pike Initiative, CPRO officially expanded its area of involvement to the full extent of the Pike within Arlington County. CPRO played a leadership role in facilitating many community visioning sessions and design charettes in order to determine

the kinds of changes that would be desirable for the area. This work led eventually to the creation of the Columbia Pike Form Based Code (FBC), a prescriptive zoning tool designed to encourage appropriate types and levels of redevelopment in each of four revitalization nodes along the Pike. Following adoption of the FBC by the County Board in 2003, CPRO was heavily involved with the Columbia Pike Streetscape Task Force whose recommendations for specific improvements to the roadway itself, sidewalks and more were adopted in 2004. Today, it is exciting to see all of this work starting to pay off as the first of the Pike's new mixed-use developments are completed, new residents and businesses are moving in, utilities are being undergrounded, new and wider sidewalks are being built, and much more.

CPRO receives an annual grant of \$80,000 from Arlington County. This year it also won a \$2,000 grant from the Arlington Community Foundation via its Senior Adult Endowment Fund. In addition, it raises more than \$180,000 each year from memberships, contributions, revenue from advertising and special events. CPRO's annual budget pays for two full time and one part time staff position, publications, marketing pieces, special events, rent and other administrative costs. All County support is from the general fund. FY 2011-2015 activities will also be supported by general funds.

#### *Economic Development Assistance to For-Profits*

In Arlington County, the vibrant mix of business and social life in a neighborhood's commercial districts often illustrates a community's heart and soul. Robust neighborhood commercial districts greatly enhance the quality of life and sense of place in the communities they inhabit. A way to add vitality to a commercial district is to develop a comprehensive revitalization plan. The plan becomes a blueprint for progress by setting objectives and strategies to enhance long term economic growth.

In the County, a commercial revitalization plan gets started through a commitment of interest from an established community organization, such as a merchants' or civic association who then work with the Arlington Office of Neighborhood Services to integrate revitalization strategies with other County planning or development activities, such as a Neighborhood Conservation Plan.

Arlington has created two special high-technology zones to encourage growth in Arlington's technology sector. Qualifying high-technology businesses located in these zones are eligible for a reduced business license tax rate. Arlington can finance new or expanded facilities for qualified tax-exempt organizations at reduced rates through the tax-exempt Revenue Bond program. Arlington's fixed fees are extremely low, as compared to communities that charge a percentage of project cost. The \$5,000 filing fee and \$20,000 closing fee, combined with an annual fee of the lesser of (a) one-eighth of one percent of the outstanding principal amount

for housing program or (b) \$5,000 for all other projects, are the only County financing fees a project will incur.

The County also looks forward to opportunities to create “condominium” financing or other arrangements in which several qualified organizations can share the benefits of tax-exempt financing.

The Green Building Incentive provides bonus density for developers incorporating “green” building components in new or renovated buildings. The program allows a developer to apply for additional density if the project achieves a Leadership in Energy and Environmental Design (LEED) award from the U.S. Green Building Council (USGBC). The program applies to all types of building projects (office, high rise residential, etc.) achieving one of the four LEED awards. The density bonus ranges from a minimum of .15 FAR for a LEED certified project to a maximum of .35 FAR for a platinum project.

The Worker Retraining Tax Credit is an income tax credit for Virginia employers equal to 30% of all expenditures made by the employer for eligible worker retraining at a community college or an annual credit of up to \$100 per student if training through a private school.

The Governor’s Opportunity Fund, administered by the Virginia Economic Development Partnership, provides monetary awards for certain large employers engaged in economic development projects that create new jobs and investment. Arlington County makes grant requests to the state on behalf of companies that meet Arlington’s investment objectives, which may entail assisting a prospect with site acquisition and development, construction or build-out, transportation access, or other allowable capital expenditures, as well as workforce training.

The Virginia Economic Development Loan Fund fills the financing gap between private debt financing and private equity. Funds are provided for fixed-asset financing to new and expanding businesses that derive 50% or more of their sales outside of Virginia. The Loan Guaranty Program is designed to reduce the risk to banks in making loans and thereby increases the availability of short-term capital for small businesses. The Financing Authority will guarantee up to \$500,000 or 75% of a bank loan, whichever is less. Typical borrowing include revolving lines of credit to finance accounts receivable and inventory and short-term loans for permanent working capital and fixed-asset purchases. There is a \$200 application fee. If approved, a guaranty fee of 1.5% on the guaranteed portion is due at closing.

The County has not used CDBG funds for this activity. All funding to promote this activity is generated through inducements.

#### *Economic Development Assistance*

BizLaunch is Arlington's small business assistance network, and a one-stop-shop for persons interested in starting or growing a business in Arlington. BizLaunch partners with a wide variety of small business organizations to provide information on business plans, taxes, permits, licensing, marketing, financing and just about anything else a small business would need to know about starting in Arlington. In addition, the BizLaunch center offers information, counseling, and research opportunities, all free of charge.

One of the most valuable services BizLaunch offers is its educational workshops. From the basics of running a business, writing a business plan, finance and marketing to advanced topics like continuity planning and venture capital, BizLaunch brings together industry and business experts to provide hands-on assistance in a small classroom setting. Most workshops are free, or available at a minimum charge.

The County has a policy for increasing the participation of small, minority, and women owned businesses. The Virginia Department of Minority Business Enterprise (VDMBE) has the unique responsibility to assure that minority, disadvantaged and woman-owned businesses are an integral part of the communication with other Commonwealth Departments to promote the inclusion of Virginia's diverse population to access capital, receive small business assistance, and provide minority certification procurement opportunities. Agencies of the Commonwealth are encouraged to use an affirmative outreach program that includes solicitation to minority businesses selected from those that are certified by VDMBE. While other entities may also provide recognition of minority firms, state agencies and many local governments recognize those firms certified by the Commonwealth of Virginia and its Department of Minority Business Enterprise.

Among its many activities, VDMBE provides for the Certification of those businesses that wish to achieve the benefits of participation in the Commonwealth's minority business programs. The most important of these programs are designed to open doors to state and local government contracting opportunities by assuring that a contractor is a bonafide minority-owned business. Other programs include management and technical assistance on an individual or group basis, as well as a variety of educational, training, marketing, and outreach programs. While programs sponsored by VDMBE are open to all firms, Certified Firms are targeted, contacted directly, and as appropriate, given priority status for receiving services offered by the department.

Staff overseeing these activities are general funded. No Federal funds will be used during FY 2011-2015 to carry out these activities.

#### *Micro-enterprise Assistance*

The Ethiopian Community Development Council (ECDC) has offered a microenterprise program since 1992 when it received a \$250,000 grant from the Office of Refugee Resettlement, U.S. Department of Health and Human Services. This program grew to include a variety of constituents and became the Enterprise Development Group (EDG) in 2000. Also in 2000, EDG established itself as a Community Development Financial Institution. The mission is to promote opportunities for self-sufficiency of low-to-moderate income people through sustainable economic and community development initiatives. EDG is the chief provider of the Small Business Association (SBA) Microloan Intermediary lender program in the metro D.C. region.

EDG's eligibility criteria for assistance include the following:

1. Business must be a for-profit entity.
2. Business can be either a new or existing business.
3. Income eligible low-to-moderate individuals (determined by Federal Housing and Urban Development Guidelines). High income individuals can apply if their business currently or will provide employment for low-to-moderate income individuals.
4. Must be a legal resident (that includes, refugees/asylees, permanent residents and U.S. Citizens). Verification is required.
5. Business must be located in the D.C. metro area:
  - o District of Columbia
  - o Virginia: Arlington, Fairfax and Prince William Counties, Cities of Alexandria, Falls Church and Fairfax.
  - o Maryland: Montgomery and Prince George's Counties.
6. Loan amount requests should be between \$500 and \$35,000.
7. Repayment term can be for up to 5 years. The actual term will be dependent on the cash flow and loan amount of the respective business.
8. Interest rate is determined by prime plus small margin depending on applicant's credit history and loan term.

Loan funds cannot be used for refinancing debt, purchase real estate, speculative activities, investment and illegal activity.

Arlington County CDBG has annually supported EDG for staffing, printed information materials, and workshops and conferences for low and moderate income owned businesses or businesses which employ low and moderate income persons. Loans to micro enterprises are

funded through the Small Business Administration. CDBG funds are also used for a rent subsidy loan program to assist businesses afford space in Arlington.

The Business Development Assistance Group (BDAG), located in Arlington, assists start-up, home-based businesses, and micr-enterprises with business plans, location, and other important aspects of either starting or expanding. BDAG also helps small and largely minority/immigrant owned businesses obtain licenses, set-up accounting systems, and other general needs to help them be successful. It also assists them to apply for microloans either offered by EDG or the Small Business Administration.

Both BDAG and EDG partner with Arlington Economic Development, Entrepreneurship Center for New Americans, The Center for Business Planning and Development, Northern Virginia Community College, The Arlington Employment Center, the Small Business Administration, and the County's Housing Division.

The County's contribution generally will be from the CDBG funds and is dependent on its annual CDBG formula grant. Both EDG and BDAG compete independently for other federal, state and local grants. The County, BDAG, small businesses and EDC coordinate activities through the monthly Small Business Steering Council led by Arlington Economic Development.

## **HOME Admin/Planning Costs of PJ**

Approximately 12 members of the County's Housing Division staff periodically work on projects funded by HOME dollars. HOME administrative activities include:

- Meeting with housing nonprofit organizations to determine the eligibility of their projects to receive HOME funding
- Preparing County Board reports to secure approval for HOME-funded programs.
- Preparing agreements and loan documents to award HOME funds to housing developers
- Setting up HOME programs in HUD's IDIS software for reporting accomplishments, demographics and requesting funds for these projects.
- Reviewing projects to determine whether Davis-Bacon federal wage rate compliance is applicable and reviewing bid documents, payrolls and conducting wage rate interviews or supervising nonprofits' in Davis- Bacon compliance activities.
- Performing all federal environmental review due diligence on all HOME funded projects
- Performing relocation reviews as necessary and if they apply
- Ensuring compliance with Section 504/ADA on all HOME-funded projects

The County's HR/financial software has the capability to allow employees to track time spent on HOME activities separately from their regular job duties. This enables the County to invoice HUD for actual costs associated with administering the program. Community Development staff and Housing Development staff recently completed a HOME Program process manual, which will be reviewed and updated on a biennial basis.

In addition to overseeing Arlington HOME activities, the Community Development section of the Housing Division also conducts monitoring and oversight of HOME funds (approximately 4.23% of Arlington County's annual HOME grant) which are allocated to the City of Falls Church for Tenant Based Rental Assistance (TBRA) activities. The County also awards HOME funds to AHC, Inc, a local housing nonprofit, for MIPAP, a downpayment assistance program.

### **HOME CHDO Operating Costs**

The County has two certified CHDOs: AHC, Inc. and RPJ. Other nonprofit developers that work in the County are currently precluded from being CHDOs primarily due to their board composition.

The County has not provided CHDOs with operating costs nor does it plan to change this procedure during the FY 2011-2015 period.

### **CDBG Nonprofit Organization Capacity Building**

Several years ago, the Center for Nonprofit Advancement, the Arlington Economic Development Department, and Virginia Tech's Nonprofit and Civil Society program formed a partnership to provide nonprofit organizations in Arlington County with the necessary resources to address many of their governance and management issues. Currently a range of assistance is available through training, organizational assessments, and direct technical assistance.

One highlight of the Arlington Nonprofit Assistance Network is an opportunity for County nonprofits to apply for organizational assessments and executive coaching through the Network, which involves a year-long program that concludes with a final report to both the organization's board and to Arlington County officials. Another highlight is the workshops offered to Arlington County nonprofits on the five vital areas that help organizations succeed: legal issues, financial management, fundraising, strategic planning, and governance.



For existing nonprofit organizations or groups interested in starting a nonprofit in the Arlington community, Arlington's Nonprofit Assistance Network is designed to assist them. The Nonprofit Network is led by Arlington Economic Development and is comprised of organizations and individuals who are committed to assisting nonprofits whose missions are to provide direct assistance to Arlington residents and to Arlington's cultural and socio-economic community.

Launched in the spring of 2007, the Nonprofit Assistance Network strives to assist Arlington's nonprofit community by providing:

- Strategic capacity building initiatives through its Executive Coaching program;
- Nationally recognized experts to train nonprofit leaders and staff through seminars and workshops focused on current issues facing nonprofits through its partnership with the Center for Nonprofit Advancement;
- The Nonprofit Resource Center in partnership with Arlington County Public Library; and
- Additional resources and references to assist nonprofits through partnerships and alliances.

In addition to General Fund support for this initiative, CDBG capacity-building funds are earmarked for nonprofits delivering community development supported services. On average, six nonprofits are competitively selected each year to receive the professional assessment and coaching. The County has allocated \$30,000 CDBG and \$30,000 in local funds for this effort on annual basis. For the period of FY 2011-2015, \$150,000 CDBG and \$150,000 in local funds will be allocated toward nonprofit organization capacity building.

### **CDBG Operation and Repair of Foreclosed Property**

The County has never used CDBG entitlement funds for this activity. The County would also have received negligible Neighborhood Stabilization Program (NSP) funds had it competitively applied to the state's allocation. The County does not plan on using CDBG funds during the FY 2011-2015 period for this activity.

### **Planned Repayment of Section 108 Loan Principal**

The County has never applied for a Section 108 Securitization Loan. Currently there are no planned projects where this practice would change.

### **Unplanned Repayment of Section 108 Loan Principal**

The County has never applied for a Section 108 Securitization Loan. Currently there are no planned projects where this practice would change.

### **State CDBG Technical Assistance to Grantees**

This does not apply to the County as it is an urban county and receives its own entitlement. It is ineligible to apply for any funds from the state's CDBG allocation.

### **Planning (570.205)**

#### *General Program Administration (570.206) and Indirect Costs*

Administration of the CDBG program is performed by 3.5 FTE positions. The CDBG Coordinator is 50% CDBG funded for overseeing the CDBG program, and supervises two CDBG - funded planners and the CDBG Financial Manager. The Homeownership Program is managed by the CDBG funded Homeownership Coordinator in the Housing Division. Administrative support for the CDBG program is provided by an Administrative Assistant, funded with County General Fund. Other general funded positions, a Planner I and Housing Planner analyze demographic and housing needs data, develop the Analysis of Impediments to Fair Housing component of the Consolidated Plan, and contribute to the Annual Action Plan.

Annual administrative costs for this program are currently \$428,000. This cost includes salaries and fringe benefits, and non-personnel expenses such as telephone, printing, photocopying and postage costs, but Arlington County does not apportion a specific percentage of CDBG funds towards indirect costs of the program. The CDBG administrative staff members manage programs and monitor subrecipients, as well as subgranted funds to the City of Falls Church (approximately 5% of Arlington County's CDBG grant). In addition, the staff also oversees and monitors approximately \$300,000 per year of Community Services Block Grant funds, which the County has been receiving since 2006.

Staff supports the Community Development Citizens' Advisory Committee (CDCAC), which reviews funding requests for CDBG, CSBG and AHIF Housing Services, and oversees implementation and evaluation of the CDBG and CSBG programs.

Other administrative functions incorporated into the County's CD Program include:

- updating the County's Section 3 plan to be current and relevant for the next 5 year consolidated plan cycle
- coordinating the development and updating of the CDBG process manual.

- performing environmental reviews for each CDBG and HOME-funded project that the County funds during the annual budget process, and out of cycle funding requests.
- Issuing the annual NOFA (Notice of Funding Availability), sent to nonprofit organizations throughout the County.
- Inputting and maintaining accomplishments and demographics in the HUD Integrated Disbursement and Information System (IDIS), and drawing down CDBG funds for eligible expenses.
- Preparation of the annual report of spending and accomplishments to HUD, the Comprehensive Annual Performance and Evaluation Report (CAPER).
- Preparation of legal agreements and memoranda of understanding between the County and nonprofits and the Housing Division and other County Departments.
- Creating and maintaining purchase orders for payment to CDBG and CSBG-funded organizations.
- Tracking and reporting program income and revolving loan fund income and expenses to HUD.
- Davis-Bacon wage rate compliance for projects are subject to these regulations.
- Performing environmental reviews for each federally-assisted project for both County funded and non-County funded activities as the County is the local Responsibility Entity
- Assessing applicability of all lead-based paint rules and statutes
- Assessing projects for URA applicability and compliance
- Financial and programmatic monitoring of subrecipients
- Submitting contractor and employment information on federally-assisted projects

### *Fair Housing Activities*

The County's Human Rights Office staff and testing activities are funded through local and general funds. The staff costs within the Housing Division associated with compiling a new analysis of impediments and fair housing plan were mostly absorbed by general funds. Allocable costs funded by CDBG administrative costs would average \$2,000 to \$3,000 per year. Extrapolated for the FY 2011-2015 period, this would yield a cost of \$10,000-\$15,000. The result of this funding would be one analysis of impediments conducted every five years and five annual fair housing plans produced during the same period.

### *Submissions of Applications for Federal Programs*

Costs associated with submission and applications for federal programs (staff hours) are factored into staff general administration costs as this is part of the general duty of staff. Costs for this endeavor are counted in the general program administration cost.

The County has not nor does it intend to contract these services out during the FY 2011-2015.

#### *HOME Rental Subsidy Payments*

The County does not operate a Tenant Based Rental Assistance Program using HOME funds. It does not plan to change this policy during the FY 2011-2015 period. Its local and general funded Housing Grants Program annual budget is larger than its annual HOME entitlement.

#### *HOME Security Deposits*

The County has never used federal entitlement funds for this practice nor does it offer this service. For FY 2011-2015, it will continue the same practice.

#### *HOME Admin/Planning Costs of PJ Subject to 5% cap*

The County has used 10% of its annual HOME entitlement to pay part of nine staff salaries associated with HOME administration and planning. The County does not use any of its CDBG entitlement for supporting HOME administration and planning costs.

#### *HOME CHDO Operating Expenses Subject to 5% cap*

As with the category of CHDO operating costs not subject to the 5% cap, the County has not nor will it provide CHDO operating costs to its two certified CHDOs.

### **The Neighborhood Strategy Area Program**

Since many of the County's non-housing CDBG activities are conducted in the Neighborhood Strategy Areas (NSAs), the ensuing section details the NSA program, including the basis for designating neighborhoods, the neighborhood classification system and the specific needs in the NSAs. The section concludes with the priority needs as specified in Table 2B and long- and short-term objectives for the program. Appendix 1 describes the Neighborhood Classification System initiated in 2003, using 2000 Census data.

The NSA program was designed to concentrate funds in areas showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. Designation as an NSA is limited to areas where at least 51% of the residents are low and moderate income. It should be noted that when 2010 Census data becomes available, Arlington will review income and other socio-economic indicators to determine

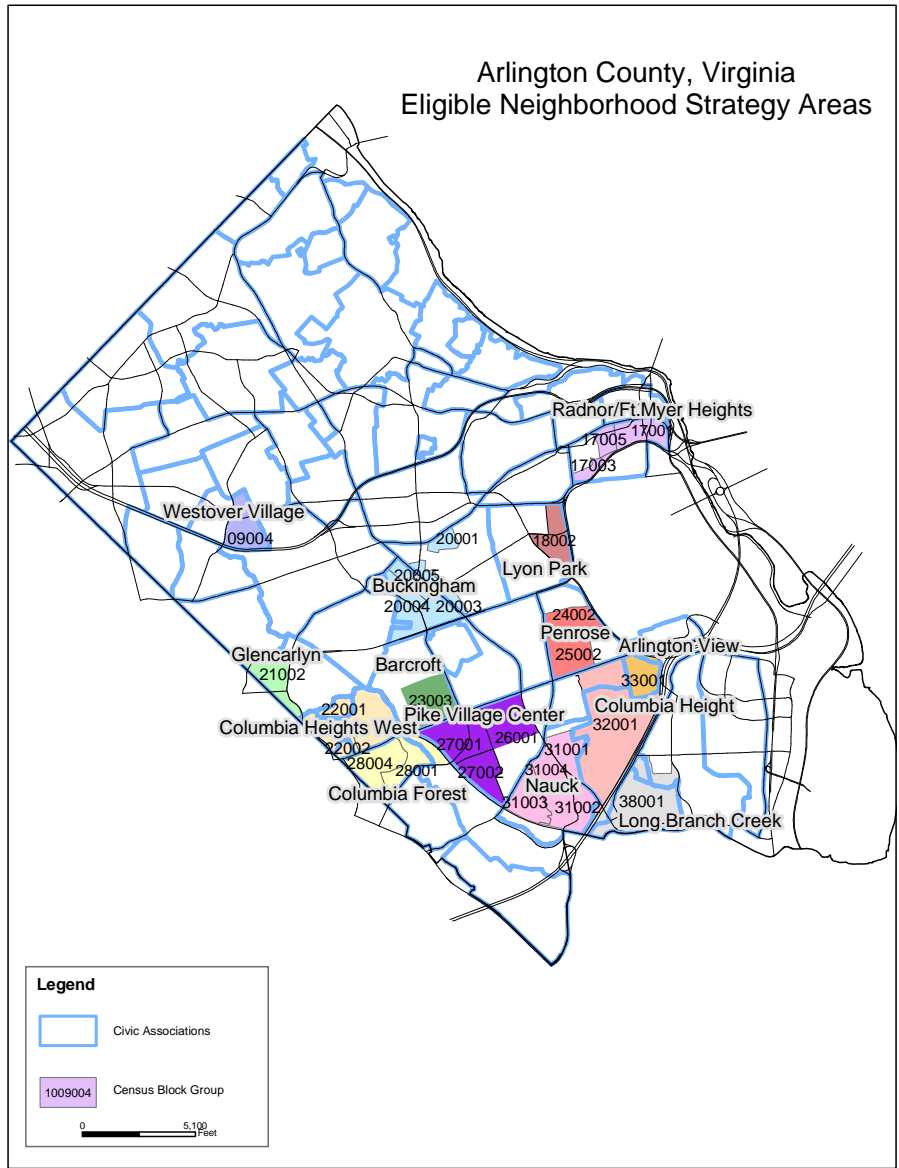
appropriate designation and service priorities for the NSAs. American Community Survey data will also be analyzed for appropriate Census Block Groups. Arlington will incorporate new Census data in Action Plans developed during the FY 2011-2015 period.

The County undertook an NSA re-designation process in 2003 following the release of HUD income eligibility data derived from the 2000 Census. Despite rising incomes with a strong local economy in the late nineties, the number of income-eligible areas in Arlington doubled from the 1990 Census to the 2000 Census. They include the seven areas identified in the 1990 Census as well as seven new areas. The following map shows the location of the 14 eligible areas, which are one or more block groups within the following neighborhoods<sup>10</sup>: Arlington View, Barcroft, Buckingham, Columbia Forest, Columbia Heights, Columbia Heights West<sup>11</sup>, Douglas Park, Glencarlyn, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

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<sup>10</sup> These block groups are identified on Table X.

<sup>11</sup> The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.



The significant increase in the number of eligible areas and in the number of low and moderate income residents in current NSAs warranted a change in how the program operated, particularly the practice of designating a limited number of areas. Early intervention in areas with incomes well below the County-wide median, though otherwise stable, will help to avoid the types of distress prevalent in traditional target areas. Additionally, there is a need for outreach on programs and services to increase awareness and participation across all eligible areas as well as improve civic engagement among the underrepresented.

The importance of the County taking this action relates to the underlying trends. While the total population in the 14 areas comprised only 32% of the County's total population, the areas contained 55% of Arlington's low/mod population. In each of the block groups that make up the 14 eligible areas, the percent of low/mod persons increased from 1990 to 2000. This increase varied from 7% in one of Arlington View's eligible block groups to 200% in one of Nauck's.

The County continues to concentrate CDBG funds and planning assistance in the neighborhoods with the greatest needs. Some County services and other community resources have been re-directed to the NSAs because CDBG and other federal funding sources are not increasing. Numerous County departments perform community development activities utilizing local resources. The following community development programs and activities are funded by the County's General Fund and are administered by the respective County departments:

- planning, Neighborhood College, neighborhood conservation, inspection services and code enforcement – the Department of Community Planning Housing and Development (CPHD);
- after-school programs, summer camps and activities for the elderly – the Department of Parks, Recreation and Cultural Resources (PRCR);
- services for the homeless, elderly and persons with special needs; employment services; and the Housing Grants and Real Estate Tax Relief programs – the Department of Human Services (DHS);
- green building program; infrastructure, transportation and pedestrian safety improvements – the Department of Environmental Services (DES)
- crime prevention and education – the Police Department.
- small business assistance – Arlington Economic Development
- adult education, including GED and English classes – Arlington Public Schools

### **Economic Development Needs and Activities**

For the purpose of Arlington's Consolidated Plan, priority economic development needs are those of low and moderate income persons residing in the NSAs as well as County wide. In spite of the low unemployment rate for Northern Virginia and the DC Metropolitan area, many residents are unable to compete for jobs or are underemployed. This is primarily due to limited English skills and a lack of specific job skills. These disadvantages are exacerbated by the current economic conditions throughout the Nation.

NSA residents and other low income persons need ESL and basic computer classes as well as employment training. Low and moderate income persons County-wide need help to develop

and expand microenterprises. These public service activities as well as County-wide technical and financial assistance for microenterprise development will be given high priority since this will move low and moderate income persons toward better jobs and increased self-sufficiency.

### **Obstacles to Meeting Underserved Needs in NSAs**

Obstacles to meeting the employment needs of underserved clients include:

- the expense and the accessibility of English classes;
- the need for income during training;
- difficulty with transportation and child care;
- lack of computer skills;
- lack of legal status to obtain employment;
- lack of affordable space for microenterprises;
- lack of capital for establishment and expansion of microenterprises; and
- lack of technical assistance for microenterprises needing language accommodation.

Obstacles around communication make it difficult to obtain and convey information on needs of the target populations in the Neighborhood Strategy Areas. These are specifically:

- Difficulty in communicating in native languages;
- Lack of reliable means for communicating directly with NSA clients;
- And overcoming lack of trust in government

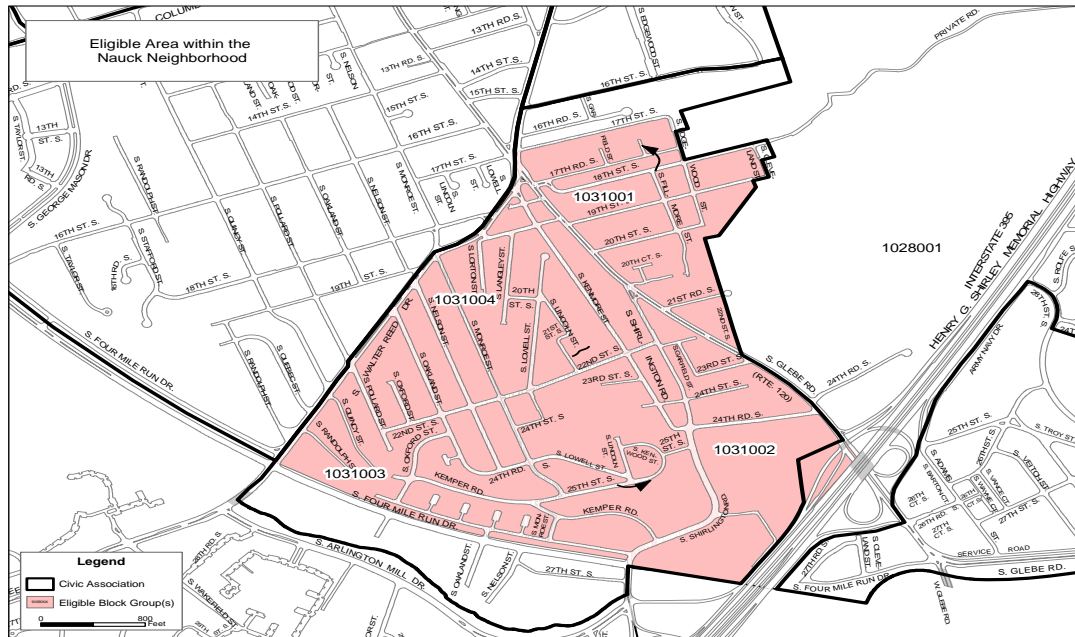
Staff has utilized traditional ways of obtaining and communicating information with limited success. In past years, staff has utilized flyers, posters and meetings to obtain information and to identify needs within Neighborhood Strategy Areas. In addition, the Neighborhood College program is utilized to build skills among residents, to increase and enhance civic involvement in neighborhood improvement activities. The program is offered yearly and provides sessions in conflict resolution, asking and answering powerful questions, consensus building and organizing for action. It is offered to residents County-wide with special outreach to the NSA neighborhoods, where it is intended to identify neighborhood leaders.

### **NEIGHBORHOOD STRATEGY AREA S**

The following section captures the key factors, based on the 2000 Census, about the four Neighborhood Strategy areas where funding is concentrated. For each NSA, the priorities are identified and strategic actions are recommended for the next five years.



## Nauck Neighborhood Strategy Area



Nauck Neighborhood Demographic and Housing Data (2000 Census) compared to Arlington County								
Population	% Low/Mod	% White	% African-American	% Asian	% Hispanic	% Children	% Owner	% Multifamily
4,150	67.1%	12.9%	60.3%	4.8%	20.3%	23.2%	53.5%	20.4%
189,453*	39.3%	60.4%	9.1%	8.6%	18.6%	13.9%	43.3%	57.9%

\*Arlington County

Nauck neighborhood is located in the southern part of Arlington County and is bounded by the Army-Navy Country Club on the northeast, Glebe Road to the South, on the northwest by South Walter Reed Drive, by Shirley Highway (Interstate Route 395) on the southeast and southwest by South Four Mile Run.

Nauck has over 1,600 housing units and a population of approximately 4,000. Single family housing is the predominant housing type in the neighborhood and the majority of the housing is owner-occupied. Conditions vary, but generally houses are better maintained in the northern section of the neighborhood while properties in the southern section are in greater need of maintenance and repair. Physical infrastructure in the neighborhood is in good condition. Over 90% of Nauck streets have curbs, gutters and streetlights.

### **Neighborhood Assets**

Nauck's location along Glebe Road and adjacent to Interstate 395 is a major asset for this neighborhood. In addition, Nauck has four churches with large congregations and 5 parks; Nauck Mini-Park, Oakland Park, Fort Barnard Park, Jennie Dean Park and the Drew Play Ground. The neighborhood is served by three community facilities, the Drew School and Community Center, the Walter Reed Recreation Center and the former Veteran's Memorial YMCA which was purchased by a community organization. Further, Nauck benefits from a high home ownership rate, affordable housing prices and a convenient location.

Residents of the Nauck community have committed themselves to achieving improvements in their neighborhood largely through the Nauck Civic Association, founded in 1927. Nauck was one of the first neighborhoods participating in the Neighborhood Conservation program having completed their Neighborhood Conservation Plan for County Board adoption in 1973 and was updated in 1998. In addition to the Civic Association, the community receives services from:

Macedonia Baptist Church  
Bonder & Amanda Johnson Com. Dev. Corp  
Macedonia Family Life Center (formerly YMCA)  
Nauck Revitalization Organization  
Mount Zion Baptist Church  
CARE, Inc  
Our Lady Queen of Peace Church  
Lomax AME Church  
Drew School and Community Center

### **Accomplishments/Completed Projects**

- Founding of the Bonder and Amanda Johnson Community Development Corporation
- Nauck Village Center Action Plan (2004)
- Shirlington Employment and Education Center/Pavilion (2001, 2003)
- Shirlington Library/Signature Theater
- Shirlington Transportation Center (2008)
- Walter Reed Community Center Construction
- Drew Park Project –playground and water park (completed in Summer 2009)
- AHC-Shelton - 94 unit affordable apartment complex with 1500 sq.ft retail space
- Davis Place – 10 affordable three bedroom condominiums

### **Ongoing activities and projects**

- Implementation of Nauck Village Center Action Plan (NVCAP)

- Town Square Development- land acquisition underway to create public “greenspace”; second phase to include construction of an urban Plaza to serve as an anchor for the revitalization District
- Nauck Community Services Center
- Shirlington Employment and Education Center Programming and Marketing
- Annual Home Show and Expo
- Dunbar Homes Redevelopment- now Shirlington Crest, 171 market rate town homes (completion 2011)
- Systematic Code Enforcement
- The Macedonian – 36 unit affordable apartments (completion Spring 2011)

### **Neighborhood Priorities**

The neighborhood continues to focus on several priorities which were identified in a neighborhood survey (Summer 2009) including:

Continue the revitalization of the Shirlington Road corridor within the Nauck Village Center that allows for the establishment of additional retail and commercial businesses to serve the needs of residents.

Continue to explore and create additional opportunities for both market rate and affordable housing for new and existing residents. There is a special interest in creating affordable housing opportunities for senior citizens within the community.

Develop programming for the Nauck Town Square that promotes the site as the cultural and civic center for the neighborhood that will be inviting to all residents.

Provide additional code enforcement to address issues associated with property maintenance violations and abandon vehicles.

Provide programs for youth/teens such as job training and recreation activities

Provide programs for senior citizens who reside within the neighborhood.

### **Strategies**

1. Conduct systematic code inspections of the housing and infrastructure to improve the physical appearance of the neighborhood.
2. Encourage the development of additional ground floor commercial/retail space within new development projects in the Nauck Village Center
3. Create partnerships to inform residents about housing issues such as prevention of foreclosure, property maintenance and energy conservation.
4. Encourage collaboration among providers in order to coordinate efficient delivery of activities for youth, seniors and families.



10 multifamily rental buildings containing 1,289 units, 205 condominium units in several buildings and 556 single-family, duplexes and townhouse properties.

### **Neighborhood Assets**

Neighborhood assets include community services and facilities in and adjacent to the neighborhood. One visible asset is the greenbelt area which extends northwards from Columbia Pike and Four Mile Run and includes biking and hiking trails. Tyrol Hill Park is the only public park within the neighborhood and features picnic tables, multi-use fields and a basketball court. A complete renovation of the park allowing for separation of activities and improved amenities was completed in 2008. Community facilities include the GlenCarlyn Elementary School, Greenbrier Learning Center and Church and Arlington Mill Community Center and an alternative school, currently planned for redevelopment. Community services include a variety of programs aimed at families and youth, job and computer training, home ownership, tenant assistance and code enforcement.

The physical appearance of the neighborhood over the past five years has improved significantly as supported by property inspection reports. Improvements to the duplex housing have increased and include changes from cinder block finish to vinyl siding, property additions and repaving of driveways. Prevalent problems include vehicles in disrepair, trash on properties, rusted metal chimneys and encroachment of vegetation along the sidewalks. Violations in the multifamily properties have decreased as many of the larger apartments have experienced significant exterior upgrades such as window and door replacement and heating/cooling system upgrades.

### **Accomplishments/ Completed Projects**

- Tyrol Hill Park – Park redesign and construction of a new basketball court, field and a perimeter walking path
- Street improvements including installation of sidewalk, grass utility strip with planting, curb and gutter on the south side of 7<sup>th</sup> Road/S. Dinwiddie St.
- Improved lighting along 7<sup>th</sup> Road and throughout the neighborhood

### **Ongoing Activities and Projects**

- Arlington Mill Community Center – redevelopment of the community center will include a full size gymnasium and community rooms for programs; due to the downturn in the economy development of the market-rate housing units in the project have been postponed.
- A variety of programs for children and youth, such as Greenbrier Learning Center

- Systematic inspections and code enforcement
- Tenant education workshops at several apartment complexes
- A housing revitalization plan is underway as part of the Columbia Pike Initiative to improve existing housing and expand housing options
- Feasibility studies for the Columbia Pike Streetcar

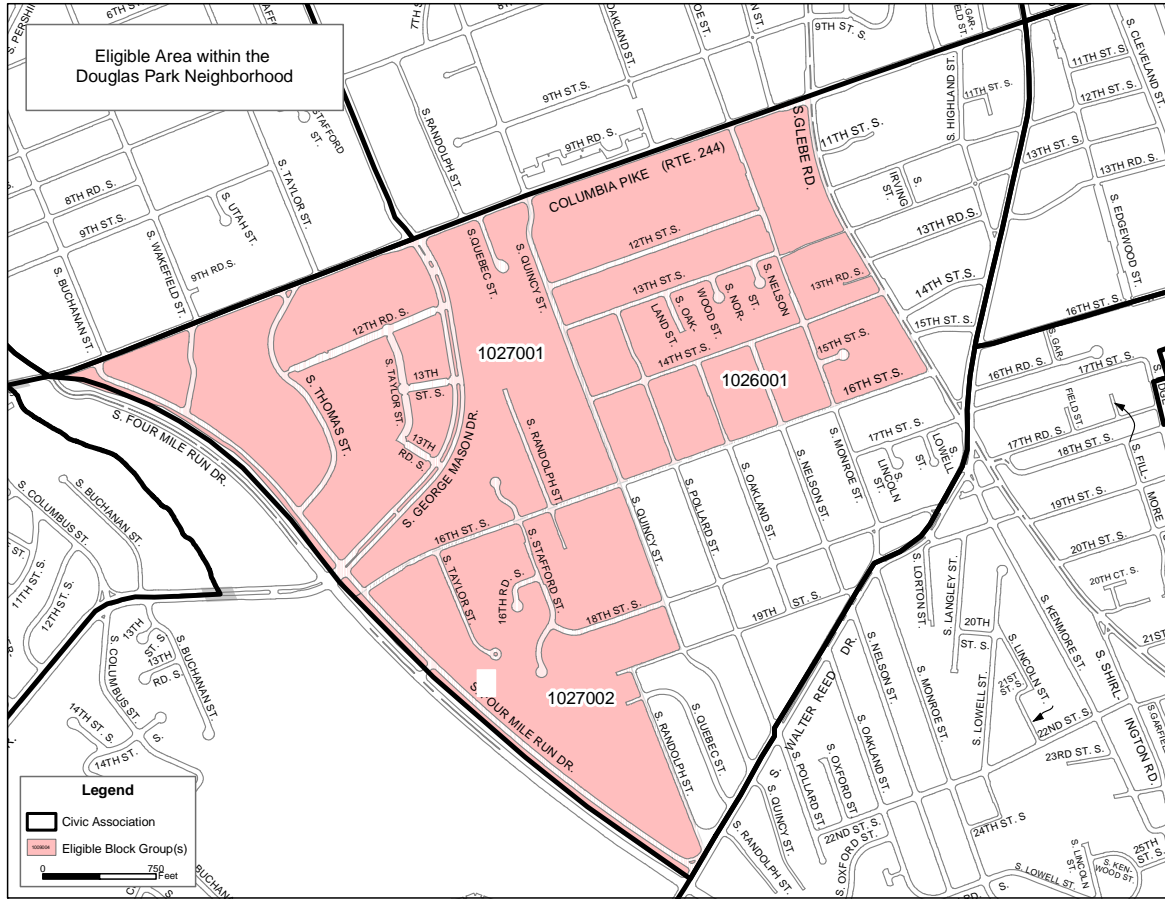
### **Priorities**

Responses to a community survey in 2009 indicated the desire for more police presence in the neighborhood; the need for property maintenance and beautification; organized youth programs and more job training opportunities. The neighborhood is looking into updating the Neighborhood Conservation Plan to identify infrastructural projects.

### **Strategies**

- 1) Encourage coordination among service providers to ensure youth programs for all age groups.
- 2) Improve the physical appearance of the neighborhood through systematic inspections and code enforcement
- 3) Encourage participation by CHW residents in Neighborhood College to increase their knowledge of County services and facilitate their involvement in community activities and commissions.
- 4) Increased police presence in the neighborhood

## Pike Village Center Neighborhood Strategy Area



Population	% Low/Mod	% White	% African-American	% Asian	% Hispanic	% Children	% Owner	% Multifamily
8,933	80.2%	21.6%	15.4%	8.7%	50.2%	28.6%	33.5%	77.1%
189,453*	39.3%	60.4%	9.1%	8.6%	18.6%	13.9%	43.3%	57.9%

\*Arlington County

The neighborhood boundaries include Columbia Pike on the north, S. Four Mile Run Drive to the south and west and Walter Reed Drive forms the southeastern boundary. The population of the area is approximately 9,000 and more than 80% of the residents are low and moderate income.

Housing types and conditions vary in the neighborhood. The most recent inspection resulted in 20 violations among individual property owners; 123 among the seven multifamily

complexes and 2 in the commercial area. The violations included, encroachment of vegetation over sidewalks and streets, peeling paint and rotten porch railings, inoperable/untagged vehicles in driveways, and debris in yards. Overall conditions in the multifamily complexes were good. The majority had attentive management services; only one had more than average number of violations including inadequate trash maintenance, peeling paint and insects and rodents.

### **Neighborhood Assets**

Housing types in Pike Village Center include several large garden apartment complexes built during the 1940s, 1950s and 1960s and areas of single-family housing units. Rental properties in the area, including AHC's Virginia Gardens and Taylor Square, provide nearly 2,500 market rate affordable housing units. Pike Village Center has a neighborhood commercial area that is heavily patronized by residents and includes a wide range of commercial establishments such as cleaning establishments, beauty salons and several restaurants. Several "Sears Roebuck" houses exist in the neighborhood and other historic places such as a family cemetery. Apart from Randolph school there is no central meeting place, such as a community center.

### **Accomplishments/completed projects**

- Several road infrastructure projects have been completed
- Conversion of units at Shirlington Overlook from apartments to condominiums
- Commercial streetscape improvements along Columbia Pike
- Site-plan development at the corner of Walter Reed and Columbia Pike - 257 unit condominium development with 43,000 sq. ft of retail space; as a result of the downturn in the economy this development is a rental property.

### **Ongoing activities and Projects**

- There are several ongoing street improvement and utility undergrounding projects taking place along Columbia Pike which will attract potential developers and significantly improve the physical appearance of Columbia Pike.
- The Columbia Pike Initiative/Revitalization Plan- A long range vision and plan focused on economic development and commercial revitalization, land use and zoning, urban design and transportation, public infrastructure as well as open space and recreational needs. Specific design recommendations are contained in a Form Based Code, adopted in 2003.
- Columbia Pike Housing Revitalization Plan – A long range project which seeks to expand housing options and upgrade existing sites where possible over the next five to ten years.



- Feasibility of the Columbia Pike streetcar

### **Priorities**

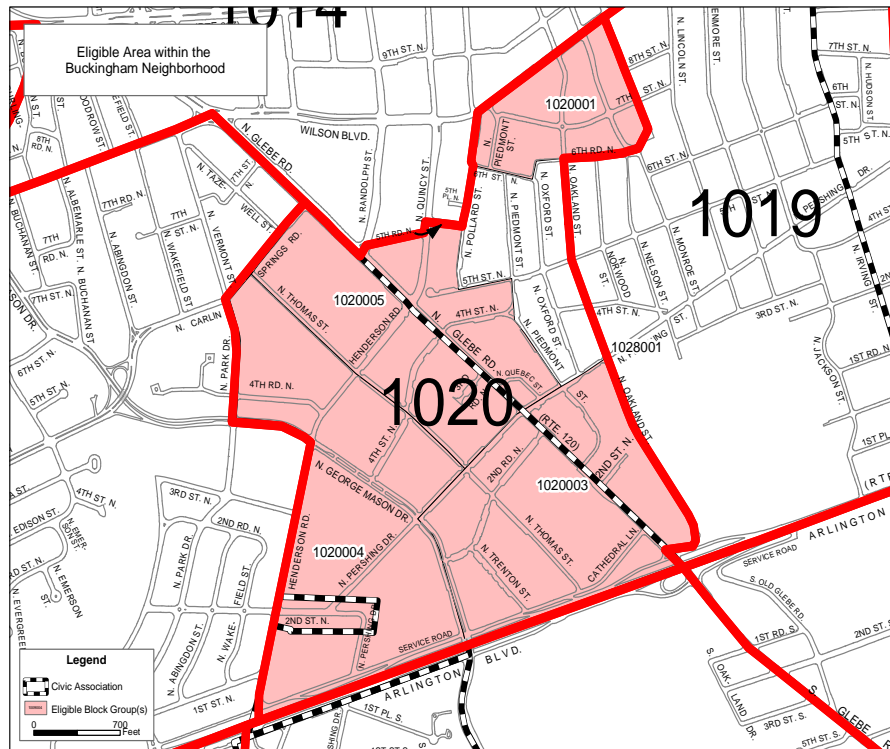
Preliminary results from a community survey (Summer 2009) highlighted the need for pedestrian safety, particularly speed control. Academic tutoring and job training ranked as the highest need among youth.

Priority issues for the neighborhood according to their Neighborhood Conservation Plan include balancing the current mix of residential choices and densities; making capital improvements such as streetscape improvements along Columbia Pike and ensuring neighborhood safety and security. The major issue for the NSA program is identifying the target population in order to specifically serve their needs and educating residents about services available. Outreach to the target population to build partnerships with the community.

### **Strategies**

- Encourage residents to attend Neighborhood College to develop leaders and foster more participation in the community.
- Target code enforcement activities to preserve and improve housing conditions in the neighborhood.
- Identify and implement pedestrian safety improvements, specifically speed reduction and enforcement.

## Buckingham Neighborhood Strategy Area



**Buckingham Housing and Demographic Information (2000 Census) compared to Arlington County**

Population	Low/M od	White	African-American	Asian	Hispanic	Children	Owner	Multifa mily
8,053	67.8%	33.4%	5.6%	11.0 %	47.3%	16.6%	16.6%	91.6%
189,453*	39.3%	60.4%	9.1%	8.6%	18.6%	13.9%	43.3%	57.9%

\* Arlington County

Buckingham is located in the heart of Arlington County, with Arlington Boulevard as the southern boundary and North Oakland Street being the eastern boundary. Northern boundaries follow Wilson Boulevard, Carlin Springs Road to Park Road, to Henderson Road on the west. The community is characterized by mixed residential uses, with multifamily apartments and condominiums comprising the majority of the units. Along the Wilson Boulevard corridor garden apartments and commercial uses are prevalent. The northwest

corner of the neighborhood borders the Ballston commercial area with dense development of shopping mall, movie theaters, offices, grocery store and car dealerships. Garden style apartment complexes fill the interior portion of the neighborhood to the western boundary, shared by the Arlington Forest subdivision. Glebe Road divides the neighborhood in a north to south direction and commercial uses are located on Glebe Road. The intersection of Glebe Road and Pershing Drive is a focus for commercial activity, with a grocery store, drug store and post office anchoring the area services.

### **Neighborhood Assets**

Residents are quick to point out the many benefits of living or working in Buckingham:

- The location, the historic and physical features, the diversity of residents, the facilities and services in or adjacent to the neighborhood all contribute to its special character.
- Community services are available at the Buckingham Community Outreach Center, Whitefield Commons Community Resource Center, Lubber Run Center and several churches in or near Buckingham.
- The offices of Catholic Charities and the American Red Cross are located in the community.
- Culpepper Gardens houses a senior recreation center.
- The Carlin, an affordable retirement housing development for elderly residents, hosts programs that are open to the community.
- Barrett School offers many programs for parents and children.
- The commercial area in the center of the NSA with its village character serves the multi-ethnic population, reflected in the restaurant cuisine, including Guatemalan, Mexican, Thai, Salvadorean and Arabic.

There is a significant amount of civic activity in the neighborhood, although efforts are not always well-coordinated among stakeholders:

- The relatively new Buckingham Civic Association has a strong interest in representing neighborhood issues. Members also participate in such activities as the neighborhood citizens safety academy, community IDs and voter registration drives.
- There is an active neighborhood tenants association, BU-GATA.
- The Buckingham Youth Brigade is a youth program supported by CDBG funding and encourages civic engagement among neighborhood youth.

The Buckingham Outreach Center, a Department of Human Services operation, has active volunteers who participate in numerous community activities, including Neighborhood Day, the annual Buckingham Festival, and neighborhood clean ups. Other community stakeholders include Bridge Way Church; Whitefield Commons Community Resource Center; Bethel Church; Arlington Unitarian Universalist Church; Barrett Elementary School; Arlington Red Cross; and AHC, Inc.

### **Accomplishments/completed projects**

- Glebe and Pershing streetscape improvements were completed in summer 2007. The improvements to this major intersection have greatly improved pedestrian safety and reduced the conflicts between pedestrian and vehicular movement.
- Completed renovations of the Gates of Ballston resulting in completely remodeled apartments and an increase in the number of available three bed-room units.
- Buckingham Plaza park, across from Barrett School, designed with community stakeholders, provides a small green-space in the neighborhood, and a place for parents to wait to pick up children from school;

### **Ongoing activities and projects**

- Annual Buckingham festival now in its 8<sup>th</sup> year, has approximately 200 participants, provides information to residents and promotes resident pride
- Tenant Education workshops are held quarterly with an average participation of fifteen participants
- NSA community inspections, including common areas inspections of all multifamily rental complexes and annual systematic exterior inspections of other properties are ongoing activities
- Increased programming by AHC Inc. for all age groups at the newly built community center at Gates of Ballston

### **Priorities**

The most recent survey (Spring 2009) responses identified jobs and employment training as major needs. A clear example of this is the growing number of day laborers at Glebe and Pershing Roads. Among the youth, academic tutoring and health care were identified as priorities. Affordable housing continues to be an issue; however this is county-wide as the cost of housing increases. Access to health care and a variety of services is difficult for the immigrant population who face challenges such as eligibility requirements, documentation and language barriers. The stalled renovation of Lubber Run, the neighborhood community center leaves the community without a gathering place.

### **Strategies**

- Target job training and employment services specifically to address immigrant needs.
- Encourage collaboration among providers in order to coordinate efficient delivery of activities for youth, including job training and employment.

- Engage the community and leaders in discussions about health care services, affordable housing and other issues pertinent to the community.

### **Community Development Priority Needs**

Table 2A displays the priority non-housing community development needs for the next five years, for which CDBG, CSBG and other funds will be used. This includes Countywide economic development and neighborhood-specific needs. Since the first tier of the NSA program (Neighborhood Focus Areas) is the only one eligible to receive CDBG-funded programs and services, Table 2A primarily reflects the 5-year priority needs of that tier.

These priority needs are based on data gathered through community input by way of meetings, surveys, and submission of CD proposals. The assignment of priority to each category was based on:

- the degree that the need would not be met by a County-funded program or service;
- the ranking of needs through survey tools and community meetings in the neighborhoods;
- the evidence of need in proposals submitted for CD funding; and
- views expressed and needs articulated by those attending the Consolidated Plan Community Forum held on September 26, 2009.

### **Community Development Objectives**

Several charts link the County’s five-year community development objectives to annual strategies/activities. These include:

- the Community Development Needs Table, Attachment 3
- 5-Year Objectives and Annual Strategies, Attachment 5
- Annual CDBG, CSBG, HOME and AHIF Services Programs (Action Plan attachment)

The following summarizes the County’s Five-Year objectives and annual outcome measures for community development through the NSA program and economic development for low income persons Countywide.

- Improve physical conditions in NSAs.
  - Identify and prevent code violations and offer ways to resolve them.
  - Develop and implement physical improvements related to housing, energy conservation, and public infrastructure.
  - Develop and implement opportunities for community beautification.

- Increase access to human services through the provision of information and service delivery.
  - Deliver community events to inform residents about programs, information and services.
  - Facilitate partnerships that expand and improve services.
  - Fund priority projects.
  - Provide technical assistance to increase access to human services.
  
- Increase participation in community affairs.
  - Develop community leaders through the Neighborhood College.
  - Facilitate resident education and advocacy initiatives.
  - Use existing venues and events to educate and inform residents about neighborhood improvement activities.
  
- Improve economic conditions of low and moderate income persons in the NSAs and County wide.
  - Provide job training and skills development opportunities that are accessible and affordable.
  - Provide services to remove barriers to employment.
  - Provide technical and financial assistance to reduce energy costs for low and moderate income persons.
  
- Foster microenterprise development for low and moderate income business owners.
  - Provide technical and financial assistance to new or expanding businesses in appropriate language and format.

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

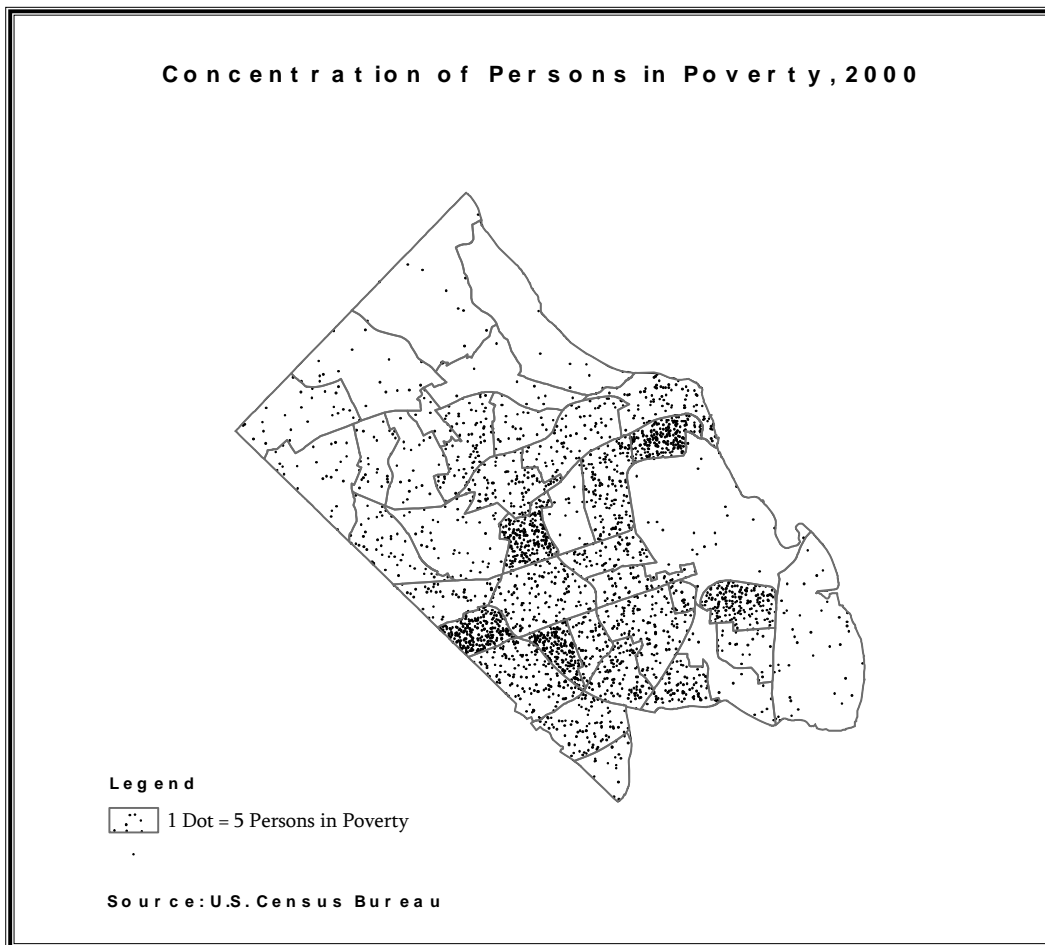
3-5 Year Strategic Plan Antipoverty Strategy response:

### **Needs of Residents Living in Poverty**

According to data from the American Community Survey (ACS 2007), approximately 4.5% of all families in Arlington had incomes below poverty level and 7% of children in Arlington live in poverty. This is supported by information from Arlington Public Schools which show

that almost 32% of public school students are eligible for free and reduced lunch. A further breakdown of the poverty data indicates that 21% of persons with disabilities live in poverty; 38.5% of families in poverty are headed by a single-female; and foreign-born persons comprise 35% of the population living in poverty. These figures are based on US Census 2007 poverty thresholds of \$10,590 for an individual, and \$21,203 for a family of four annually. The figures, however, do not consider the cost of living in Arlington and therefore inadequately reflect the true amount of need; that is, if the higher cost of living was factored in, more people would be eligible for assistance.

This map displays the concentrations of poverty throughout the County. These areas are NSAs—Buckingham, Columbia Heights West, Pike Village Center and Nauck—as well as Census tracts in the Radnor/Fort Myer Heights neighborhood .



Income has not kept up with the increase in the cost of housing. In 2008 Census estimates indicate that 30% of owners and 34% of renters pay more than 30% of their income towards housing cost. Compared to 2000 the period for which comparable data is available, these figures were 17.1% and 30.3% respectively. Refer to Housing Needs (section 91.205) for additional detail.

The impact of the nation's economic downturn is affecting the most vulnerable residents in the County and the DHS has experienced a noticeable increase in demand for assistance for employment, food and shelter. DHS is now serving 36,000 clients per year. Of that number over 21,000 receive services from the Economic Independence Division. Several critical indicators are:

- The number of homeless households (individuals and families) counted in the 2009 Point-in-Time survey increased by 29%.
- The unemployment rate is currently at 3.8% and the Arlington Employment Center has an average of 1,104 clients visiting the Resource Center on a monthly basis.
- Over the first two quarters of FY 2010, an average of 3,027 clients requested emergency food assistance, clothing, furniture, and shelter.
- All of Arlington's family and single shelters are filled to capacity and have waiting lists.

### **Programs and Activities**

Arlington County's antipoverty strategies and activities support the overall effort in the County to move low-income families to self-sufficiency and to provide them the supports needed to increase their financial well-being. The Arlington County Department of Human Services (DHS) is the home of the County's benefit, welfare and economic support programs. It is, therefore, the lead antipoverty agency. DHS administers federal and state benefit programs that serve low income households such as:

- Medicaid for families and children, disabled, and the elderly and provides a link to the State-administered FAMIS program, Family Access to Medical Insurance Security.
- Supplemental Nutrition Assistance Program (SNAP), formerly Food Stamps and the Employment and Training Program that is a companion to SNAP.
- Temporary Assistance to Needy Families (TANF) and Virginia Initiative for Employment not Welfare (VIEW) programs.



- Section 8 Housing Choice Voucher rental assistance program for low and moderate income renters to use anywhere in the County.
- Low Income Home Energy Assistance Program (LIHEAP) provides eligible households free weatherization services such as insulation, weather stripping, and replacement or repair of unsafe heating systems.
- Refugee Cash Assistance program provides financial support to needy refugees for a limited period, to enable them to become self-sufficient and socially self-reliant.
- Arlington Employment Center offers employment and job training programs as well as training in computer operations and repairs with funding support from CSBG and CDBG and Department of Labor.
- Homemaker and Adult Day Care Contract Program provides support services for elderly persons, and persons with physical, developmental and intellectual disabilities to enable them to remain in the community and avoid premature institutional placement.
- Emergency Shelter and transitional housing programs serve single women, men and families.

DHS also has locally supported antipoverty programs, generally housed in its Economic Independence Division (EID), and some are provided in partnership with area service providers:

- Housing Grants Program - monthly rent subsidy for low income working families, disabled and elderly households.
- Homeowner Grant Program - annual one-time payment to low and moderate income homeowners to ensure housing stability.
- Real Estate Tax Relief Program - tax exemption and deferral to low and moderate income elderly Arlington homeowners or permanently disabled individuals.
- Emergency Needs Fund - to help with emergency needs, eviction prevention and Section 8 security deposits, provided in collaboration with two nonprofits.
- Financial support for the local food supplement program - Arlington Food Assistance Center.

- Funding assistance for three nonprofit organizations - to help families maintain and grow their economic stability: the Hispanic Committee, the Ethiopian Community Development Center and the Bonder and Amanda Johnson Community Development Center.
- General Relief program (in conjunction with the State) - provides emergency funds for rent, utility and medical expenses

### **Virginia Initiative for Employment/VIEW**

DHS administers VIEW, the County's primary anti-poverty program. This time-limited, goal-oriented program provides temporary cash assistance to needy families while assisting families toward economic self-sufficiency through child support and work. Families are eligible for cash benefits for no more than 24 months (whether sequential or not) before exiting the program for 12 months. The limit for lifetime assistance is 60 months. VIEW is designed to strengthen families, improve the work force, and reduce poverty.

### **Initiatives and Strategies to Prevent Poverty**

The County's specific anti-poverty strategy is to identify residents and communities at risk and provide them with an array of supports to prevent them from falling into poverty. For those who are currently financially unstable, the County's anti-poverty strategy is to help move families from welfare dependency to economic self-sufficiency. For those for whom independence is not possible, the goal is to provide services and supports needed to maintain the resident at the maximum level of self-sufficiency possible.

In developing the response to poverty and creating solutions that will help residents gain economic stability the County continuously looks for best practice models that offer solutions and program ideas that can be replicated in our community. In 2006, Arlington adopted a Ten Year Plan to End Homelessness. Bringing together a task force of interdepartmental staff, service providers, developers and builders, members of the interfaith community, and interested residents with the common goal of creating a continuum of care plan for people at risk of homelessness and those already homeless.

Ground work was completed and funding became available through the American Recovery and Reinvestment Act of 2009 (ARRA) which allowed the task force to design a program to use the funds to address the multiple needs of residents severely impacted by the economic downturn. The goal is to stabilize them in the community with housing and with the income needed to maintain stability. Although a major part of the design is to stabilize housing through financial supports, it is recognized that more support is often needed. A variety of components contributing to self-sufficiency are also included; training and

employment services, day care for children of those in training, case management to increase financial literacy and a housing locator to help identify appropriate, affordable housing and to serve as a mediator when problems arise between the tenant and landlord.

In the coming year, the Department will move many of its programs to a new site with the expectation that more of its services can be located together in an easily accessible area. Services available to help families move toward achieving economic self sufficiency are as follows:

- Assessments (career, disability, mental health, substance abuse etc.)
- Therapy/Treatment
- Job/career guidance
- Job Readiness Training
- Skills Training
- High School/GED/Secondary Education
- Job Placement
- Transportation Assistance
- Parenting Training
- Child Care & Before/After School Care
- Clothing Assistance

With American Recovery and Reinvestment Act (ARRA) funds and additional County funding, DHS plans to increase both its outreach services in economically vulnerable areas and its staffing in Economic Independence Division for the positions that assess and respond to clients needing help in financial emergencies. Staff recognizes that providing clients with comprehensive services increases the quality of their lives and significantly reduces poverty. It is also recognized that responding quickly to residents' needs before they become overwhelming provides a greater likelihood that the household will be able to avoid a crisis from which recovery is nearly impossible. DHS partners with other County agencies to reduce poverty by investing time and resources to aid in the effort. DHS also continues to strengthen partnerships with the County's nonprofit and community based organizations to provide specialized client services that are not readily available through County agencies.

With the dramatic increase in need over the last two years, the 10 Year Plan Implementation Task Force has recommended that the Arlington County Board ensure maintenance of the safety net by increasing the FY 2011 budget over the FY 2010 budget as follows:

- Housing Grants:
  - Increase in housing grant funds to support an approximate growth of 11% annually

- Increase the benefit level for housing grants to 90% of the Fair Market Rent in order to reduce the rent burden on low-income families.
- Add a new category for homeless working individuals who now reside in shelters because of insufficient income to afford housing
- Permanent Supportive Housing
  - Additional funds are needed to support persons with disabilities in scattered site apartments; the program consistently maintains a waiting list of 26 households
- Additional year-round shelter
  - There is a need to convert the Emergency Winter Shelter to a year-round shelter to meet the needs of many homeless individuals living on the street

On the federal level, it is imperative that funding for the Housing Choice Voucher Program be increased and that funding for HPRP be continued.

## **Five Year Antipoverty Strategy**

The following three goals are funding priorities for the next five years:

**Financial Literacy Goal:** Create economic stability among all residents and move low-income people to a higher level of self-sufficiency.

**Need:** A survey of financial literacy programs among service providers revealed that there is a variety of program types and delivery methods. Some observations about the state of financial literacy programs showed that, of the total number of service providers, almost half provide some level of financial literacy training. Another quarter of these providers serve a population that is fifty percent immigrant. A variety of curriculae were in use and programming done on an-as-needed basis. Few programs had a requirement for financial literacy as a condition of receiving services. The clients most likely to receive financial literacy training were those who were already in subsidized permanent or permanent housing. Therefore, the homeless or most-at-risk of homelessness were not generally recipients of financial literacy. The committee recognized that some level of stability is necessary in order to focus on financial literacy training.

### **Strategies for increasing Financial Literacy:**

- Increase financial management skills for clients receiving services through DHS and nonprofit providers
- Identify and promote a common set of standards for literacy programs serving low and moderate income persons and families in Arlington
- Develop program models and training materials to serve the bilingual population
- Hire professional staff to teach financial literacy

- Lobby the State to review eligibility restrictions for Individual Development accounts to benefit more participants
- Explore ways to involve businesses in financial literacy and training programs

**Workforce Training Goal:** Strengthen the skills of the workforce to prepare them for job opportunities for which they are adequately trained.

**Need:** Over the past five years more than 500 clients in the NSAs have benefited from employment training through the programs at Arlington Employment Center funded through Community Development Fund. The programs include training in computer skills and repair, employment comprehensive skills assessment, workshops in employment readiness, training in a number of high demand occupations and job placement services. Based on responses to the community surveys and also overall trends in increasing unemployment as a result of the downturn in the economy, emphasis continues to be on reducing underemployment and identifying opportunities for training in areas of high demand.

**Strategies for workforce training:**

- Target jobs and training skills that are most in demand, according to labor market information and create training opportunities that adapt quickly to industry demand.
- Facilitate computer training for the immigrant population by utilizing computer training programs in the native language
- Expand training options to include energy conservation to prepare for “green jobs”
- Encourage and expand opportunities for short-term training in fields such as healthcare, medical technology, culinary skills and child development
- Provide necessary supportive services
- Work closely with area employers to facilitate placement into employment
- Conduct intensive post-employment follow-up services to maximize job retention

**Energy Conservation Goal:** Increase awareness of energy savings and conservation measures for residents and businesses of the NSAs to compliment the County’s overall goal of reducing greenhouse gas emissions.

**Need:** Energy efficiency is needed in the existing building stock in order to lower energy costs. Recent efforts involve developing and promoting energy conservation materials and workshops to educate low and moderate income residents about energy conservation measures and benefits. This is done in partnership with Arlingtonians for a Clean Environment (ACE) and the Department of Environmental Services through Arlington’s Initiative to Reduce Emissions program (Fresh AIRE). The County participates in the DOE funded, State administered, Low Income Heating and Energy Assistance Program (LIHEAP) and Weatherization Assistance Program (WAP). Eligible low income residents benefit from

free home energy audits and installation of insulation, closing air leaks or replacing heating systems, where necessary. In the past fiscal year FY 2009, 14 single family homes were on a wait list and 172 multifamily units were targeted for repair. The program serves an average of 15 single family households yearly. Weatherization improvements are also included in rehabilitation activities undertaken by AHC, Inc. through its Home Improvement Program and its affordable multifamily apartment complexes.

**Strategies for increasing energy conservation:**

- Broaden education efforts to include, condominium owners and board members, property managers and tenants
- Support “green” efforts with monetary incentives such as tax benefits, loans and grants to attract more interest among residents
- Include energy efficiency and conservation measures when reviewing properties for rehabilitation

**Conclusion**

The impact of the downturn on the most vulnerable populations in Arlington is evident in the increase in demand for food, affordable housing and employment services. DHS expects this trend to continue with persons and households at the lower end of the economic scale suffering as employment and housing indicators lag behind any upswing in activity on Wall Street. The County and community partners will provide support to ensure that there is a safety net for Arlington residents with the greatest need. Providing clients with comprehensive services increases the quality of their lives and will significantly reduce poverty.

## NON-HOMELESS SPECIAL NEEDS

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.  
\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Strategic Plan Specific Special Needs Analysis:

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook, found in Attachment 3

Arlington County has a good supply of group homes and other congregate living opportunities for persons with disabilities. For the elderly, DHS provides support services to seniors in independent living affordable housing for the elderly. The current need, however, for supportive housing is greater than the current supply.

Arlington County estimates that there are approximately 371 individuals and families who have a housing and supportive service need. The breakdown of subpopulations such as persons with mental illness, persons with physical disabilities, families experiencing homelessness and youth aging out of foster care can be found in the Non-Homeless Special Needs Table.

It should be noted that the FY 2006-2010 Consolidated Plan stated that the number of individuals who needed supportive housing was 400. Since then, the County has established its Permanent Supportive Housing (PSH) program. PSH serves individuals

and families with disabilities and youth aging out of foster care who need a subsidy and supportive services in order to obtain and maintain an apartment. To date, there are 120 households that are served through PSH. 96% of PSH households stay in their housing for at least one year. The goal for the Permanent Supportive Housing program is to serve 425 households.

### Priority Housing Needs (Non Homeless)

Since 2005, the Arlington County Permanent Supportive Housing program has been the primary means to provide new housing opportunities for individuals with disabilities and youth who are aging out of foster care system who require supportive housing. Individuals in permanent supportive housing obtain a lease in their own name, a subsidy whereby they pay no more than 30% of their income and have access to housing-focused case management. Such services help individuals meet their lease obligations. Services are provided through County case managers and subsidies are provided through a combination of federal and local funding.

As mentioned above, PSH serves persons of all disabilities and youth aging out of foster care. Of the 120 households that are in PSH:

- 84 received services from the Behavioral Healthcare Division
- 11 receive services through Child and Family Services Division
- 9 received services from the Aging and Disability Division
- 16 are served through a Housing First Initiative targeting individuals who are chronically homeless

The general housing needs for persons in permanent supportive housing are:

- **Affordability:** All individuals in the permanent supportive housing program have an income of 40% or below of Area Median Income. Therefore, in order for individuals to access apartments, there must be a continuous supply of subsidies. Additionally, landlords must be willing to waive minimum income requirements.
- **Flexibility regarding credit and criminal history:** Many of the individuals with disabilities who are in need of supportive housing have poor credit and criminal histories – often the result of their disabilities (i.e. a person cannot work due to a disability, gets behind in rent and is evicted). While many of the PSH landlords have relaxed some of their admission criteria, there are still a significant number of individuals who cannot obtain housing due to credit and criminal history.
- **Availability of accessible and ground level apartments:** The PSH program will need continued access to ground level and accessible units. This will accommodate individuals with physical disabilities, as well as individuals with mental illness who are prone to developing chronic and disabling medical conditions.



Service needs for individuals in Permanent Supportive Housing are addressed through the following services:

- **Housing location and transition services:** Within the PSH unit, the Housing Support Services Specialist assists individuals in finding, applying for and moving into apartments. The Housing Support Services Specialist is also available to help resolve tenancy issues.
- **Housing focused case management:** Such services are provided through the various service divisions of DHS. All individuals in PSH are required to have a DHS case manager. The case management is provided by the Behavioral Healthcare Division, Child and Family Services Division or the Aging and Disability Division. The case manager makes home visits and works with the household to insure that lease obligations are met.
- **Employment Services:** Assistance with employment is provided through a variety of different programs. Persons with psychiatric and intellectual disabilities have access to supported employment programs. The Arlington Employment Center, provides career counseling, workshops and seminars, resume assistance, job search assistance, aptitude tests and training referrals and accommodations, and assistance to persons with disabilities.
- **Representative Payee services:** There are a limited, but not insignificant number of individuals who need representative payee services. A survey conducted in 2009 found 56 DHS clients who are in need of representative payee services. Presently, Representative Payee services are provided through a combination of family, friends and small companies who will serve as representative payees for a fee.
- **Peer Support:** Peer Support and recovery services are offered through the Arlington Recovery and Empowerment Center, a small consumer-run nonprofit.
- **Behavioral healthcare services:** This includes outpatient clinic services, medication management, case management and the Program for Assertive Community Treatment team services.
- **Public Assistance Services:** These are statewide programs administered by DHS and include Temporary Aid to Needy Families (TANF), Food Stamps, Medicaid eligibility determination, Auxiliary Grants (SSI supplements) for certain people living in licensed Assisted Living Facilities, and emergency assistance.

Individuals in the Permanent Supportive Housing program must have a critical housing need. The severity of the housing need determines how quickly one can access housing. Individuals who are homeless and on the streets receive the highest priority, whereas

individuals who are living in substandard housing may receive a lower priority. Below is a list of the various types of critical housing needs for Permanent Supportive Housing:

1. Qualifies as Community Services Board Priority Population as defined by the Commonwealth of Virginia.
2. Returning to the community from an institution without appropriate, affordable housing.
3. Moving out of residential program without appropriate, affordable housing.
4. Current housing environment is no longer appropriate, e.g., living with aging parents, living in substandard housing; etc.
5. Homeless (on the street) or residing in a shelter or at risk of homelessness and has serious mental health, substance abuse, or other disability, including physical disability.
6. Unnecessarily living or confined in a more restrictive setting than needed.

### **Obstacles to Meeting Underserved Needs**

**Obstacle 1 - Credit and Criminal History:** As mentioned above, credit and criminal history constitute a significant barrier to obtaining housing. During a 6 month period in 2009, 30% of referrals to PSH landlord were denied.

#### *Potential Solutions to Overcoming Credit and Criminal History Barriers:*

- Expand the pool of landlords who will lease to people who have poor credit and a recent criminal history.
- Request “reasonable accommodations” for individuals with disabilities whose crimes, or poor financial history were caused by disability.
- Develop training to improve tenancy skills of identified population using resources and models such as “Ready to Rent” and other financial literacy programs.
- Explore the use of master or agency leasing as a means to providing housing to individuals who do not meet traditional leasing eligibility criteria.
- Continue collaboration with landlord partners as demonstrated by quarterly meetings, recognition events, etc.

## **Obstacle 2 – Lack of Adequate Resources:**

*Loss of Major Funding for PSH:* In 2005, the County approved a Supportive Housing Plan which called for the development of 425 units over 5 years. In 2006, the major source of funding (Local Public Assistance Cost Allocation Plan or LPACAP) was lost. LPACAP funds were to be used for development of new units, and additional supportive services.

*Collapse of the Housing Market:* The collapse of the housing market in 2008 resulted in plummeting real estate prices and a significant budget shortfall for the County. Budgets for 2010 have resulted in reductions in services. Caseloads ratios for the outpatient mental health teams at the Behavioral Healthcare Division are now 43:1. The recommended ratio is 32:1. Continued service reductions will make it extremely hard to provide the housing-based case management services that are critical to Permanent Supportive Housing.

## **Potential Solutions to Increasing Resources:**

### *Rental Subsidies:*

- Increase funding for the Housing Grants and the Local Project Based Rental Assistance Program for PSH. A 5 year total of \$1,199,520 will be needed for the Local Project Based Rental Assistance Program to meet the PSH goal of 425. This assumes that 88 more households will be served through Section 8 project based subsidies. It also does not include calculations for the Affordable Efficiency and Mary Marshall projects.
- Maximize the number of project-based subsidies which can be obtained from Section 8. The Supportive Housing Plan calls for a total of 97 subsidies to be funded through the Section 8 Project Based program. To date, only 9 of these subsidies are being utilized.
- To the extent that it is possible, continue to apply for additional vouchers through Shelter Plus Care. The Supportive Housing Plan calls for a total of 50 subsidies to be funded through Shelter Plus Care. Currently, Arlington County has 21 subsidies and will be expanding to 25.
- Encourage both public and private sector agencies to apply for grants that direct resources to housing voucher subsidy such as HUD 811, Family Unification Grant, Disability Housing Vouchers, etc. Dedicate more staff time to review of grant opportunities.

### *Services:*

- Review all federal grant opportunities and apply, as appropriate, for those programs that provide supportive housing services.

## Facilities and Services

The following types of housing and services are available to individuals who need supportive housing and who are returning from institutions:

*Permanent Supportive Housing:* PSH has a current capacity to serve 160 households in scattered site apartments throughout Arlington. In permanent supportive housing, case management services are provided through DHS case managers that are “housing focused” so as to insure that the household meets its lease obligations.

*Behavioral Healthcare Residential Services:* The Behavioral Healthcare Division contracts with service providers to operate 2 Assisted Living Facilities (ALF), 2 group homes and 7 transitional housing programs. Client supports and services range from in-home nursing support and 24/7 coverage in the ALF’s to weekly drop-in support offered in the transitional housing programs. All clients in the residential programs receive behavioral healthcare services which includes case management, medication management, therapy etc. BHD also contracts with a provider to provide intensive support services to individuals living in their own apartment in the community. The total served by such housing is 113.

*The Intellectual Disabilities Residential Services:* Through contracted vendors, Intellectual Disabilities services operate 15 group homes and 4 congregate homes serving a total of 80 individuals. Services provided include assistance with independent living skills and activities of daily living and 24/7 coverage. All residents receive case management services from Intellectual Disabilities staff.

*The [Mary Marshall Assisted Living Residence](#)* is a private-public partnership that will provide 52 units of assisted living housing for low-income seniors with serious mental illness or intellectual or physical disabilities. Construction on this flagship program of the County's Supportive Housing Plan will begin in 2010.

The Permanent Supportive Housing program receives Shelter Plus Care funding to provide housing subsidies to individuals who are chronically homeless and who have a disability. At the present time, all of these subsidies are project based. Since a large number of individuals served by this subsidy have significant credit and criminal histories, Arlington County is requesting to convert existing Shelter Plus Care subsidies from project based to tenant based. This will allow for an increased choice of landlords for difficult to house individuals. 25 households will be served through the Shelter Plus Care subsidies.

Currently HOME funds are utilized to develop affordable housing. As the need for additional rental subsidies continues to grow, the County may consider using HOME funds for tenant based rental assistance.

## Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Special Needs Objectives response:

### Priorities and Specific Objectives

Arlington's Five-Year Supportive Housing Plan, adopted in 2005, has produced 163 apartments to date. Another 97 units are in development and an additional 26 in predevelopment. Arlington's five year goal is to produce the 262 additional units required to achieve the County's overall goal of 425 supportive housing units. Arlington's Supportive Housing Plan addresses the housing needs of persons with serious mental illness; persons with intellectual and developmental disabilities; persons with physical disabilities, persons with two or more disabilities; homeless persons & families with disabilities who need supportive services; youth transitioning from youth services to adult services; and elders with special needs. The chart below depicts the current inventory.

### Supportive Housing Units

#### Available Inventory, Jan. 2010:

Supportive Housing Sponsor	# units
AHC, Inc.	54
Arlington Partnership for Affordable Housing (APAH)	14
Wesley Housing Development Corporation (WHDC)	16
Paradigm	23
Kettler Management	6
Robert Pierre Johnson Housing Development Corporation	10
Bozutto	5
A-SPAN	18
Community Residences	7
Dittmar	6
New Hope Housing	3
<b>Total</b>	<b>163</b>

**Under Development or Predevelopment, Jan. 2010**

<b>Sponsor</b>	<b>Project &amp; Type</b>	<b># units</b>
Volunteers of America	Mary Marshall/ Assisted Living	52
APAH	Views of Clarendon Buchanan Gardens Permanent Supportive Housing (PSH)	24
RPJ	Triangle/Affordable Efficiency Project	26
AHC, Inc.	Macedonia & Jordan Manor PSH	9
Telesis	Buckingham Village III (PSH)	12
<b>Total</b>		<b>123</b>

To develop the additional supportive housing units required to meet the Supportive Housing goal of 425 units, DHS will continue to use the three basic housing strategies recommended in the Supportive Housing Plan:

- Encourage **small-scale supportive housing project** development for various subpopulations, including youth aging out of foster care, young adults with serious emotional disturbance, homeless adults with serious mental illness or substance abuse, and formerly incarcerated persons. This strategy includes development of the Mary Marshall Assisted Living Residence, which will be under construction in the 1<sup>st</sup> quarter of 2010, and a 20+ unit Affordable Efficiency (AE) project, and two small congregate programs for special subpopulations. (Goal is 89 units).
- Dedicate a **portion of Committed Affordable Rental Units** supported by County funds that would be designated as supportive housing and linked to rental assistance subsidies. (Goal is 137 units)
- Commit a **portion of affordable rental units negotiated through the County’s Site Plan** process that would be set aside as supportive housing and linked with Section 8 project-based rental assistance or the County’s Housing Grants Program. (Goal is 36 units)

Most of the strategies for DHS services, recommended by the Supportive Housing Plan, designed to support and facilitate the supportive housing development strategies have been accomplished as noted below:

- DHS has established a unified Supportive Housing Services Coordination Unit. The Supportive Housing Services Coordination Unit (1) convenes service staff to identify eligible applicants for permanent supportive housing (PSH) and assists tenants moving into and remaining in permanent supportive housing; (2) assist in developing a service plan and delivery approaches that are consistent with maintaining successful tenancy;

and (3) intervene in crises or other tenancy-threatening events to engineer new levels or types of service necessary to prevent loss of tenancy.

- DHS enhanced and improved its Community Support Team services for consumers with mental illness or co-occurring mental illness and substance abuse. Supportive services workers were added to mental health teams and Progressive Community Action Teams are serving PSH residents.
- DHS has developed a comprehensive model for transition age youth by providing access to the PSH supply, enhanced services from the Behavioral Health Care Division, and services from the Supportive Housing Services Coordination Unit.
- Arlington re-contracted its mental health residential services programs through an open, competitive request for proposals (RFP) for existing group home programs. The RFP process successfully “challenged” providers to make the best possible use of existing congregate housing stock while expanding the number of people served and increasing Medicaid reimbursements.

The challenge for the future will be to maintain the needed case manager to PSH resident ratios because of severe reductions in County resources due to declining County revenues.

**Supportive Housing Objectives:**

1. Complete construction of the Mary Marshall Assisted Living Residence and open for occupancy in FY 2012.
2. Continue pre-development activities to develop a Single Persons Efficiency Project (a.k.a. Affordable Efficiencies Project) to provide a small scale project for persons with serious housing barriers. Explore housing models underway for specific sites and with identified partners. Complete the project by no later than 2015.
3. Educate the landlord community about the success of the Permanent Supportive Housing program. This will help in the identification of new landlords to provide rental opportunities for people who often do not meet eligibility requirements of market leasing practices related to income criteria, and passing criminal background checks. Review implications and risk assessment in response to landlords concerns about housing those with criminal background.
4. Expand partnerships to address the needs of people with disabilities for reentry back into the Arlington community after jail or prison by exploring development opportunities with

programs such as Guest House and Offender Aid and Restoration (OAR). Replicate successful programs identifying funding streams specific to the population.

5. Support the recovery movement in mental health which includes the direct involvement of consumers in housing and service site development and operations. Work with consumer peers to evaluate service delivery and enhance collaboration between professional planning staff and service recipients.

6. Respond to changes in the service demand and include additional resource allocation for individuals identified with Autism. Note that the State is updating needs and directives for serving those individuals who have autism and are in need of more targeted housing and services.

**Non-Homeless Special Needs Table**

Category	(A) Need identified by Arlington County	(B) Housing Need for Homeless Individuals and Families  1/28/2009
Adults with Serious Mental Illness	75*	40
Youth Aging Out of Foster Care	12	27 (unaccompanied youth)
People with Intellectual and Developmental Disabilities (IDD)	68*	
People with Developmental Disabilities (non- IDD)	Included in IDD population	
People with Substance Abuse	14	90
Single Adult Homeless	Included with serious mental illness,	Included with serious mental illness
Family Homelessness (including domestic violence)	25	57
People with Physical Disabilities	76	14
People with Traumatic Brain Injury	Not included	Not included
Elders	101	
<b>Total</b>	<b>371</b>	<b>198</b>



Sources: 2009 Point in Time Survey, January 28, 2009; Community Services Board Housing Data, 2009 Child and Family Services Division, Fall 2009; Arlington County Disability Services Bureau Needs Assessment Report, 2009; Culpepper Gardens Waitlist, 2010 \*In order to increase the chances of obtaining housing, individuals may be on more than one waitlist

## **Use of Federal, State, and Local Public and Private Sector Resources**

### **Financial Resources**

The following local, state, and federal housing resources available can potentially be used to fund Arlington's supportive housing initiative.

**Section 8 Housing Choice Voucher Project-Based Assistance:** Under HUD's Section 8, up to 20 percent of DHS's Section 8 vouchers can now be converted to project-based vouchers, which means they can be "committed" to units in rental projects. This federal policy makes the Section 8 project-based program potentially ideal for supportive housing development. HUD rules allow Section 8 project-based supportive housing owners to maintain a separate waiting list and more targeted tenant selection preferences.

Under HUD rules, Arlington could convert up to 292 Section 8 vouchers to be used for project-based assistance (1,461 total vouchers x 20% = 292). However, Arlington is using 74 project-based vouchers, which leaves a total of 218 vouchers, which theoretically could be used as project-based assistance including supportive housing. Most of DHS's Section 8 vouchers are leased and, therefore, are not currently available to be converted to project-based assistance. However, under HUD's rules, DHS can use future Section 8 voucher turnover to provide project-based vouchers. Based on a review of DHS turnover history, the Supportive Housing Plan projects that DHS will have sufficient turnover vouchers to provide project-based vouchers recommended in the Comprehensive Supportive Housing Plan.

Given that there are competing demands in Arlington for the use of Section 8 project-based assistance, the Supportive Housing Plan recommends that at least 50 percent of the future project-based assistance capacity (or 109 vouchers) be targeted to supportive housing. Of these 109 vouchers targeted for supportive housing, DHS has already provided 9 project-based assistance vouchers to one project, the Gates of Ballston. Therefore, 100 Section 8 project-based assistance vouchers remain available for future supportive housing. Based on voucher turnover of approximately 40 units per year, the Supportive Housing Plan estimates that DHS could comfortably project-base 20 supportive housing units per year.

**HUD McKinney/Vento Homeless Assistance Funds:** HUD's McKinney/Vento Homeless Assistance programs are almost exclusively dedicated to supportive housing and are

exclusively dedicated to people who meet HUD's definition of homeless. Tenants participating in McKinney/Vento funded programs pay no more than 30 percent of their income towards rent – thus, guaranteeing housing affordability for the lowest-income households. New HUD McKinney/Vento Homeless Assistance funds are potentially available to Arlington each year through a competitive Super Notice of Funding Availability (SuperNOFA) published by HUD in the late winter or spring. Arlington has successfully competed for these funds during the past few years, obtaining a total of 18 HUD Shelter Plus Care rent subsidies used in the A-SPAN In-Roads and Striving Home programs. According to analysis in the Supportive Housing Plan, if federal McKinney/Vento appropriations policies remain in place, Arlington's 10 Year Plan Implementation Task Force could access approximately 10 new Shelter Plus Care rent subsidies per year.

**Arlington Housing Grants Program:** Arlington's Housing Grants program is similar, although not identical, to HUD's Section 8 voucher program. Households receive a rent subsidy and pay a limited amount of their income towards rent. The Housing Grants program currently supports 947 households, including 202 disabled households. The average housing grant is \$460, although the average for disabled households is almost \$500 due to their extremely low incomes. "Turnover" in the Housing Grants program is 16-18 households per month or approximately 200 subsidies per year – a higher rate than the Section 8 program. Additionally, the program has always remained open to meet the demand for the program. In FY 2009/10, the County provided an additional \$900,000 to keep up with increased demand.

Per the recommendation of the Supportive Housing Plan, Arlington adopted a project-based component to the Housing Grants program targeted to supportive housing. The Housing Grants project-based component is a Section 8 project-based "look-alike". Supportive housing tenants receive identical housing benefits thus avoiding the possibility that developers would prefer one subsidy resource over the other.

Currently, the Housing Grants project-based component supports approximately 82 PSH residents with an annual budget of over \$810,000.

The Arlington 10 Year Plan to End Homeless Implementation Task Force recommends that the project based component be increased sufficiently every year to support an additional 26 residents, the number of applicants in the PSH pool with critical housing needs.

**Arlington Affordable Housing Investment Fund (AHIF):** This fund is Arlington's main financing program for the development of affordable housing, comprised of a combination of federal HOME Investment Partnership funds and local County funds. The program provides low-interest, secondary loans to developers to create affordable housing (both rental and homeownership). In the past, the County's Housing Division has exercised some flexibility in

providing permanent supportive housing projects with more favorable loan terms (i.e., deferred loans with 0 percent interest) recognizing the difficulty in making these type of projects financially feasible. **The Supportive Housing Plan recommends that Arlington target a portion of AHIF-funded units to supportive housing.**

**HUD Section 811/Section 202 Programs:** HUD's Section 811 Supportive Housing for Persons with Disabilities and the Section 202 Supportive Housing for the Elderly programs are the two other HUD programs dedicated to supportive housing. These programs provide development capital as well as an ongoing monthly operating subsidy (known as a Project-Based Rental Assistance Contract, or PRAC) to create supportive housing for people who are disabled and elderly. The funding is available only to nonprofit organizations and is highly competitive. Section 811/202 funds are made available each year during the late winter or early spring through HUD's SuperNOFA. According to HUD, the Richmond Field office service area (which includes Arlington) had the following funding available during the 2009 SuperNOFA:

Section 811: 14 units \$1,648,227 for Capital Advances 5 Yr. PRAC

Section 202: 44 units \$5,212,709 for Capital Advances 5 Yr. PRAC

The above funding has been drastically reduced since 2004, by about 50%. Changes to the HUD 811 program are anticipated in 2010 to improve some of the development obstacles for using 811 funds in mixed-income projects, including maximum size of projects and compatibility with other housing fund sources, including tax credits and Virginia Housing Development Authority mortgage products.

**Money Follows the Person:** The State of Virginia is one of 31 states participating in a five-year, \$1.75 billion Money Follows the Person ("MFP") Demonstration project designed to create a system of long-term services and supports that better enable individuals to transition from certain long-term care institutions into the community. Arlington County will continue to track opportunities for funding to provide consumers leaving institutions who have enhanced Medicaid Waiver services with community based housing. A HUD NOFA expected to provide Housing Choice Vouchers for persons with disabilities is expected to be released in 2010.

**Family Unification Program (FUP):** DHS has applied twice for HUD Housing Choice Vouchers to provide rental subsidies and services to youth aging out of transition, families at risk for separation due to housing needs, and families impacted by domestic violence. The first application was not funded. Announcement of awards for the latest round is expected in summer 2010.

**HUD's Assisted Living Conversion Program (ALCP):** In 2006, the Volunteers of America National Office, in partnership with the Department of Human Services, received a grant award of over \$4.8 million to rehabilitate a former assisted living residence that had gone out of business. This grant was awarded under the underutilized commercial project component. The project was delayed due to loss of the Local Public Assistance Cost Allocation Plan (LPACAP) funds, but with the commitment of \$1.7 from the Virginia Department of Social Services and an additional award of \$1.7 from HUD, this project is expected to go to construction in February 2010.

**Virginia Housing Development Authority Programs:** The Virginia Housing Development Authority (VHDA) administers several capital financing programs that support the development of affordable rental housing throughout Virginia. Developers of larger multifamily projects also supported by County AHIF funds take advantage of many of these programs. Below is a list of VHDA's primary multifamily housing programs:

- The **Virginia Housing Fund (VHF)/Sponsoring Partnerships and Revitalizing Communities (SPARC) Multifamily Loan Program.** VHDA has targeted four areas to use SPARC funds – housing for the homeless, housing for people with disabilities, preservation of affordable housing, and community revitalization efforts.
- **Bond Funded Loan Programs** (taxable or two forms of tax exempt) are VHDA's primary lending mechanism for multifamily development. VHDA typically refers to these programs as conventional financing.
- The **Low Income Housing Tax Credit (LIHTC).** The LIHTC Program offers federal income tax credit to owners that develop affordable rental housing. VHDA administers the LIHTC program in Virginia. The funding is made available once a year in January on a competitive basis. As part of its Qualified Allocation Plan, VHDA established a set-aside for use exclusively by developers of rental properties for people with disabilities.

**Affordable Housing Production Program (AHPP):** The VA Department of Housing and Community Development Affordable Housing Production Program (AHPP) provides below-market-rate loans and deferred loans for the development or creation of affordable accessible housing. Projects that fit the program guidelines include: acquisition when rehabilitation is a component of the project; rehabilitation without acquisition; and new construction of rental projects containing four or more units and congregate housing projects. The program is intended to fill the gap in financing needs for those projects providing affordable rental units to low- and very- low income tenants.

**Federal Home Loan Bank's Affordable Housing Program:** The Federal Home Loan Banks (FHLBs) are wholesale banks, places where community financial institutions turn for funds.

There are 12 banks in the Federal Home Loan Bank system including the Federal Home Loan Bank of Atlanta that covers Virginia as well as other Southeastern states. The Affordable Housing Program (AHP) provides below-market loans or grants for affordable housing activities. At least 20 percent of the units must be occupied and affordable to very low-income households (households earning less than 50 percent of median income). There are at least two funding rounds each year. Because of the scoring criteria established by FHLB, supportive housing projects that serve extremely low-income households tend to be very competitive for AHP funds.

### **Housing Opportunities for People with AIDS (HOPWA)**

HOPWA funds are awarded to metropolitan areas with populations of 500,000 or more that have at least 1,500 AIDS cases, based on data from the Centers for Disease Control and Prevention (CDC). These funds can be used for housing assistance and related supportive services for persons with HIV/AIDS. In the DC metropolitan area, the administering agency is the Northern Virginia Regional Commission. The administering agency submits the application for annual funds.

Arlington DHS provides 11 HOPWA funded tenant-based rental assistance vouchers to Arlington persons living with AIDS (PWAs) and families affected by AIDS. It also administers the Housing Choice Voucher (formerly Section 8) program for the County, which is not specifically designed for but is available to PWAs.



ARLINGTON  
VIRGINIA



# Arlington County Consolidated Plan FY 2011-2015



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## Arlington's Vision

*"Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important."*

This vision guides the formation of the Consolidated Plan which articulates housing and community development goals and strategies for the County.

The goal of the County is to create an environment in which individuals feel a part of a larger, supportive community, sensitive to their needs. That community, making use of the creativity and compassion of its members, will address the needs of its citizens, with particular attention to those facing the greatest need. Fundamental to this vision of community is equality of opportunity in housing, employment, and other aspects of life.



The Macedonian will be a 36 unit affordable apartment complex.

## What is the Consolidated Plan?

The Consolidated Plan provides the strategic framework for housing, homeless, community development, and economic development activities over the next 5-year period.

The U.S. Department of Housing and Urban Development (HUD) requires communities that receive any of the federal grants shown on the following table to complete a Consolidated Plan.

This Citizen Summary concisely captures data on demographics, housing, homelessness, and community development, and identifies long-term objectives.

More comprehensive information is in HUD narratives and tables, a Fair Housing report, the Supportive Housing Plan, and other documents referenced on page 11.

Major Funding Sources, Fiscal Year (FY) 2011		
<b>Federal</b>	Community Development Block Grant (CDBG)	\$1,914,758
	HOME Investment Partnerships (HOME)	\$1,263,978
	Estimated CDBG /HOME Program Income	\$1,500,000
	Community Services Block Grant (CSBG)	\$238,535
	Housing Opportunities for Persons with AIDS (HOPWA)	\$113,000
	Housing Choice Voucher Program (former Section 8)	\$16,170,000
<b>Local*</b>	Affordable Housing Investment Fund (AHIF)	\$5,090,952
	Housing Grants Rent Assistance Program	\$5,507,000
	Real Estate Tax Relief (amount is revenue forgone)	\$4,909,000
	Transitional Housing Grants	\$338,000
	Permanent Supportive Housing	\$960,600

\*Based on County's Adopted Budget for FY 2011

## Housing Commission Recommends Revised Goals and Targets:

The County Board will consider the Housing Commission's recommendations for refining existing Affordable Housing Goals and Targets and adding new ones. These changes (described on Page 5) are the result of recommendations from the Implementation Task Force (ITF) of Arlington's Ten Year Plan to End Homelessness, discussion at the Five Year Consolidated Plan Forum, and other housing commission meetings. Public hearings and meetings are planned in March and April to ensure that these recommendations move Arlington County's affordable housing in the right direction.




## Implementation Task Force Recommends Increases for Safety Net Programs:

More than 100 stakeholders from public, private and faith-based organizations are active in implementing The Ten Year Plan to End Homelessness and much has been accomplished related to preventing homelessness, integrating services, and developing resources. The ITF urges increased rent subsidy levels for the Housing Grants program and a new eligibility category for homeless working individuals. The Housing Grants program currently serves low income working families, elders, and persons with disabilities. There are also a number of chronically homeless households in need of permanent supportive housing. The program has been successful in stabilizing and housing clients. The ITF recommends increasing the number of clients assisted.

## Snapshot of our Community

### Need Indicators

Below are some key need factors describing households and housing stock.

-  Over 14,500 people over 25 have no high school diploma or GED.
-  One in five families with children is female-headed (20.9%).
-  4,123 households (4.5%) are linguistically isolated, i.e., all over age 14 have difficulty with English.

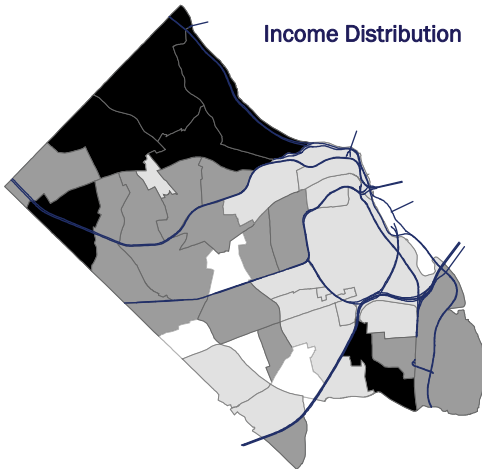
### Population Characteristics

Arlington County's population increased by 10.8% between 1990 and 2000. County population has continued to grow at the same percentage from 2000 to 2008, with an estimated population in 2008 of 209,969.

	1990	2000	2008
<b>Population</b>			
Total Population	170,936	189,453	209,969
African-American	11%	9%	8%
Asian-American	7%	9%	10%
Hispanic	13%	19%	16%
<b>Income</b>			
Median Household Income	\$44,600	\$63,011	\$101,171
Below Poverty Level	7.0%	7.8%	6.6%

Source: U.S. Census Bureau

Income Distribution





### Income

Arlington's median family income increased 24% between 2000 and 2009. The map to the left compares the 2000 median income of each census tract to the 2000 countywide median income. The tracts shaded in black have the highest median incomes and the tracts in white have the lowest.

2009 Washington Area Median Income (AMI)			
Household Size	Low: 60% of Median	Moderate: 80% of Median	Middle: 100% of Median
1-Person	\$43,140	\$57,520	\$71,900
2-Person	\$49,320	\$65,760	\$82,150
4-Person	\$61,620	\$82,160	\$102,700

Source: U.S. Department of Housing and Urban Development

-  Almost 9,700 households earning less than 50% of median income pay over 30% of their incomes towards rent.
-  But only 2,000 units in the County's multifamily, non-assisted housing stock are affordable to households at that income level.

### Housing Profile

Planning Division records show that the total number of units has risen by almost 14,000 since 2000 to an estimated 104,309 units. Of these, 27.0% were single-family detached houses, 10.3% were single-family attached and 62.7% were multifamily units (3 or more units per structure). The overwhelming majority of units that came online were multifamily units, which is why the estimated single-family detached percentage dropped from 30.6% in 2000 to 27.0% in 2009. At the end of FY 2009, there were a total of 5,868 units in the pipeline and another 3,069 were under construction.

Of the occupied units, the Census estimates that 52.3% percent were owners and 47.7% were renters. The percentage of owner-occupied units is up from 43.3% in 2000 due to a couple of factors: a number of rental projects that were converted to condominium and the large number of new construction condominium projects that came online. The median year that units were built in the County is 1963, which is up from 1959 in 2000.






In 2009, Arlington's multi-family rental stock included 41,548 units in 385 apartment complexes. Approximately 62% of the units are in elevator buildings and 38% are in garden complexes. Almost two-thirds of these rental units are one-bedrooms or efficiencies. Roughly 32% are two-bedroom units and 4% are three-bedroom or larger.



## Measuring the Affordable Housing Need

### Spotlight on Housing Market Trends

Arlington County's highly desirable location—due to its close-in location, good transportation resources, and strong services—has created tremendous demands for housing and continues to drive the price of land and housing upward.

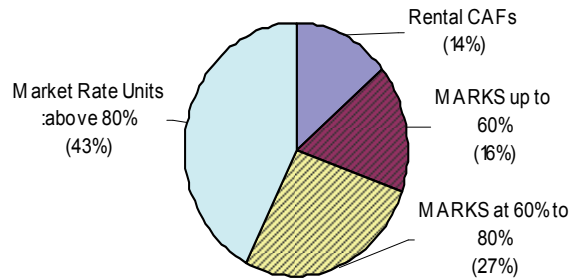
-  The 2009 Countywide average rent was \$1,711, a \$63 or 4% increase over 2008.
-  In 2000 a unit at the average rent required an income of 52% of median; in 2009, it required 67% of median.
-  The 2009 rental vacancy rate is 3.0%, reflecting a tight rental market.
-  In 2009, 9,840 renters with incomes below 50% of median faced "housing problems," which includes paying more than 30% of income for rent and/or overcrowding and/or without complete kitchen or plumbing. The data is based on special tabulations of the Census American Community Survey provided by HUD.
-  Home prices have risen dramatically over the past five years, but this last year home prices declined. The median sales price of single-family homes was \$670,000 for the period from September 2008 to July 2009. This is a 6.3% decline from the period of June 2007 to August 2008.

### Affordability of the Rental Stock

In 2000, approximately 19,700 multi-family rental units were affordable to households with incomes at 60% of median. These market affordable units (MARKS) constituted 52% of the multi-family rental stock. Between 2000 and 2009, around 13,000 of those units became unaffordable to households at that income level, primarily through rent increases. To ensure the availability of affordable housing, the County Board has acted to increase the supply of Committed Affordable Units (CAFs). Rental CAFs are committed to remain affordable for 30 to 60 years and over the past five years, the County has increased the number of rental CAFs by 15%. Additionally there has been a 6.4% increase in the market affordable units at 60% of median income in the last year due to some softening of rents in the rental market coupled with the recent increase in HUD area median income levels.

Affordable at % of Median Income	2007	2008	2009	3-Year Net Change	
	Cumulative Total of Units	Cumulative Total of Units	Cumulative Total of Units	No. of Units	% Change
Up to 50%	2,947	2,380	1,955	-992	-33.7%
Up to 60%	7,228	6,283	6,685	-543	-7.5%
Up to 80%	16,856	16,051	18,114	1,258	7.5%
<b>Total Market Units</b>	<b>34,890</b>	<b>34,914</b>	<b>35,913</b>	<b>1,023</b>	<b>2.9%</b>

2009 Rental Unit Breakdown



Source: CPHD Housing Division

### Job Growth Outpacing Housing

New jobs increase the number of people competing for housing. The County's Planning Division estimates that the number of jobs in the County will increase by 23,100 between 2010 and 2015, but only 9,791 new housing units will be created. One new housing unit is needed for every 1.6 new jobs. This means that the number of jobs is increasing faster than the number of housing units needed to serve them. This increased demand will further exacerbate the shortage of affordable housing.

### Cost of Home Ownership

The County enables low and moderate income first time homebuyers to purchase homes by providing them downpayment and closing cost assistance through the Moderate Income Purchase Assistance Program (MIPAP). The County Board this past year increased the amount of assistance available to homebuyers to 25% of the purchase price to provide households more affordable homeownership options. The Board also changed the program to a shared appreciation model which will allow the benefit of homeownership for the purchaser while keeping the program sustainable for future borrowers.

FY 2009 County Job	Entry Pay	Affordable Owner Unit
Police Officer	\$45,300	\$158,500
Teacher	\$43,000	\$147,000
Couple	\$88,300	\$309,000
Sept 2008 - July 2009	Median Condo	\$367,000
	Median Single-Family	\$670,000

Sources: Median home price data is from the Housing Division analysis of data from the County's Real Estate Records; salary data is from County and School Board Human Resources offices.



Davis Place, a new construction Affordable Dwelling Unit development in the Nauck Neighborhood Strategy Area.

## Meeting the Affordable Housing Challenge

### Arlington's Current Housing Goals

- Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
- Ensure through all available means that all housing in Arlington County is safe and decent.
- Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
- Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).
- Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
- Distribute committed affordable housing within the County, neighborhoods, and projects.
- Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate income households.
- Ensure, through all available means, that housing discrimination is eliminated.
- Provide housing services effectively and efficiently.



### County Board Policy Actions

In a 2004 report, the Washington Regional Network for Livable Communities stated: "Arlington County has created a promising approach to a comprehensive affordable housing strategy. The assessment and goals created in this process are a model for other jurisdictions." The following chronology details the Board's pro-active approach to affordable housing.

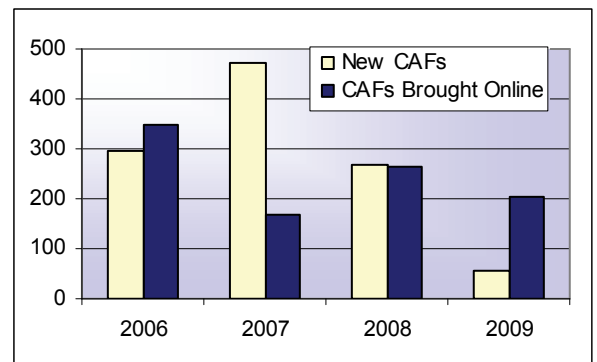
- 2008:** Zoning Ordinance amended to allow accessory dwellings inside single-family homes.
- 2006:** 10-Year Plan to End Homelessness and Elder Readiness Plan approved.
- 2005:** Zoning Ordinance amended to add some site plan affordable housing requirements. Income from increase in recordation tax set aside for affordable housing. Supportive Housing Plan adopted. Homeowner Grants Program initiated.
- 2003:** Numerical targets for County's Affordable Housing Goals approved.
- 2002:** Housing development funding increased to \$4,000,000/year.
- 2001:** 25% density bonus added as incentive for developers to provide affordable housing.
- 2000:** New Affordable Housing Principles and Goals adopted.

### Increasing the Supply of Committed Affordable Units

The County is acting to develop affordable housing. Rental Committed Affordable Units (CAFs) are those units committed to remain affordable through nonprofit ownership, site plan conditions, or government program requirements. Rental CAFs typically serve households with incomes below 60% of median for a minimum of 30 years. In FY 2009, the County had 5,927 rental CAFs, which represents over 14% of the entire rental stock. Owner CAFs are owner-occupied units whose owners receive County subsidy to assist with the purchase.

The County Board has made extraordinary efforts over the past year to ensure that projects that have been stalled as a result of the recession are able to move forward, including the Views at Clarendon, Macedonia Apartments and The Jordan. In FY 2009 the County added 56 Committed Affordable Units (CAFs), reflecting 36 new rental CAFs and 20 owner CAFs. A total of 206 previously committed CAF units came online, which include units at Vista on Courthouse, The Shelton and The Madison.

Committed Affordable Units Added, FY 2006-09



### Housing Commission Proposes New Targets

During 2009 the Arlington County Housing Commission re-evaluated the affordable housing goals. The Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in that Goals and Targets subcommittee. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations to the Housing Commission for refining existing targets or adding new ones and, ultimately, present these recommendations to the County Board.

The major changes include adding a goal and associated targets to prevent and end homelessness, adding a goal and associated targets to minimize displacement of low- and moderate-income households, adding a target to increase annual contributions to the Affordable Housing Investment Fund by 10% per year, adding a target to assist at least 50% of persons in shelters and transitional and supportive housing with skills training and employment placement, and adding a target to increase education and assistance to households at risk of foreclosure. Please note that the Housing Commission's recommended changes to the goals and targets have not yet been considered by the County Manager or the County Board.

## A Passageway Home: Arlington's Ten Year Plan to End Homelessness

### GOALS

- Increase the supply of affordable housing
- Prevent homelessness at every opportunity
- Provide supportive services to keep people in housing
- Increase income of homeless persons through employment and benefits

### Implementation Task Force Five Year Priorities

The goal of Arlington's Plan is that no individual or family lack access to decent and affordable housing. The Leadership Consortium and Implementation Task Force teams are working toward that goal and have endorsed the following Five Year Priorities:

- Ensure access to emergency shelter for singles and families
- Increase the number of permanent supportive housing units
- Increase the supply of rental assistance
- Implement a Homeless Prevention and Rapid Re-Housing Program
- Develop an "Early Warning" system to link to organizations and services
- Develop programs to increase income and address financial literacy needs



### More than 500 Homeless in Arlington

On January 27, 2010, there were 531 homeless persons: 347 were single adults, 76 adults in families, and 108 children in families.

- 33% of the single adults were considered chronically homeless
- 86% of single adults were unemployed.
- 141 persons were considered chronic substance abusers or diagnosed seriously mentally ill.

### Supportive Housing

Arlington's Supportive Housing Plan addresses the housing needs of:

- Persons with serious mental illness,
- Persons with intellectual and developmental disabilities,
- Persons with physical disabilities,
- Persons with two or more disabilities,
- Homeless persons & families with disabilities who need supportive services
- Youth transitioning from youth services to adult services, and
- Elders with special needs.

### 5-Year Supportive Housing Plan Aims to Produce 425 Units

This goal is to add 262 new Permanent Supportive Housing (PSH) units to the existing supply of 163 units and 123 in various stages of development. To expand the supportive housing supply, the Plan recommends the following strategies:

	<u>Five Year Goal</u>
▪ Develop small scale supportive housing, including assisted living, affordable efficiencies, and congregate programs for special populations	89 units
▪ Dedicate Committed Affordable Units (CAFs) as supportive housing	137 units
▪ Commit CAFs negotiated through County's Site Plan process as supportive housing	36 units



Pictured above is a Culinary Job Training Program student, observed by Barbara Favola, County Board Member. The Program is an integral part of the Ten Year Plan to End Homelessness, with training in culinary skills provided by DC Central Kitchen and workshops in life skills and money management provided by New Hope Housing.

The 10-week initiative provided skills necessary to begin careers in the culinary arts to individuals who are either homeless or at risk of becoming homeless. The program plans to assist clients obtain permanent housing through the County's Homeless Prevention and Rapid Re-housing Program (HPRP).

## Improving Neighborhoods and Reducing Poverty

### Priority Needs for Community Development

- Neighborhood Improvement
- Community Participation
- Economic Development

### 5-Year Objectives

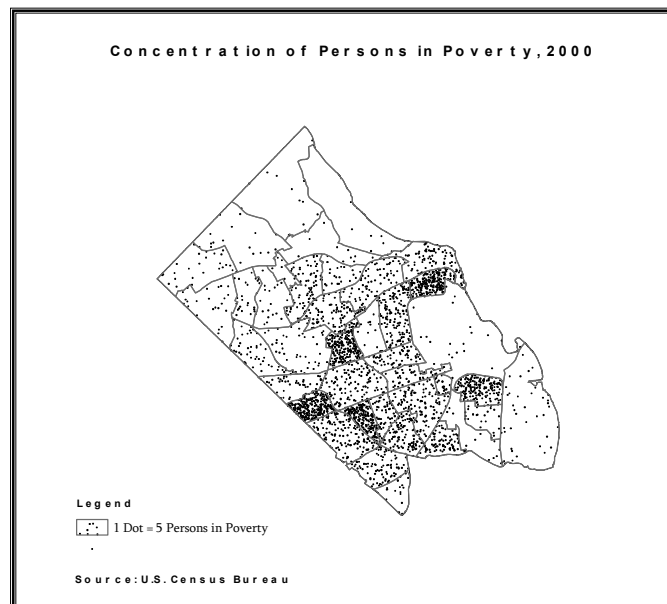
The County's 5-year objectives for community and economic development are to:

- Improve physical conditions in NSAs
- Increase access to human services through information and service delivery
- Increase participation in community affairs
- Improve economic conditions of low and moderate income persons in the NSAs and Countywide .
- Foster microenterprise development and develop entrepreneurial resources for low income business owners

### The NSA Program

The Neighborhood Strategy Area (NSA) program concentrates activities in four neighborhoods having the greatest need for improvement, as determined by income and other socio-economic criteria and trends. These areas currently are Buckingham, Nauck, Columbia Heights West and Pike Village Center. NSA designations may change upon analysis of the 2010 Census data.

Specific programs, workshops, and public events in the NSAs focus on property maintenance, home improvement, energy conservation, and youth activities. Engaging residents in community affairs is an important part of the NSA program. Economic development needs are addressed through employment training, and technical and financial assistance to LMI owned micro-businesses to help them develop and expand.



### Strategies to Reduce Poverty

Approximately 5.4% of families and 7% of children in Arlington live in poverty (based on income of \$21,203 for family of four)\*. The economic downturn has had a substantial impact on our most vulnerable residents and is reflected in the increased demand for employment, food and shelter assistance at the County's Department of Human Services (DHS).

DHS administers state, federal and local benefit programs and works in concert with local nonprofits in the delivery of an array of services to those in need. The County receives federal Community Services Block Grant (CSBG) funds from the Department of Health and Human Services and this resource allows for greater flexibility in providing human service programs to those with incomes at 125% to 200% of poverty. The County's overall antipoverty strategy aims to move low-income families toward self-sufficiency by increasing their financial and economic well-being. The following strategies will be implemented to achieve this end:

**Financial Literacy:** Support financial literacy training to create economic stability among all residents and move low-income households to a higher level of self-sufficiency.

**Workforce Training:** Support employment and training activities to strengthen the skills of low and moderate income persons, including youth, to prepare them for job opportunities

**Energy Conservation:** Support education and property improvement programs that increase awareness of energy conservation measures and promote benefits to NSA residents and businesses.

\*American Communities Survey, 2007



5-Year Goals & Annual Objectives	Annual Performance Measure
<b>Housing Goal:</b>	
▫ Provide decent and affordable housing opportunities for low income persons.	
<b>Housing Objectives</b>	
1. Increase the supply of Committed Affordable Units.	400 units
2. Improve owner-occupied housing.	64 units
3. Provide housing subsidies.	4774 households
4. Assist low and moderate income households to become homeowners.	50 households
5. Increase the number of permanent supportive housing (PSH) units.	52 units
<b>Homeless Objectives</b>	
1. Provide supportive housing and services for homeless persons with disabilities.	104 clients
2. Provide transitional housing for homeless families and individuals.	210 persons
3. Provide emergency housing for the homeless.	720 persons
4. Prevent homelessness.	447 households
<b>Community Development Goals:</b>	
▫ Create economic opportunities for low income persons.	
▫ Ensure that Neighborhood Strategy Areas (NSAs) provide suitable living environments for low income persons.	
<b>Community Development Objectives</b>	
1. Improve physical conditions in NSAs.	4 NSA assessments
2. Increase access to human services information and service delivery to low income residents.	2100 residents
3. Increase participation in community affairs.	20 residents
4. Improve economic conditions of low/mod income persons.	600 clients
5. Foster microenterprise for low/mod income business owners.	17 businesses; 10 loans

### Lead Based Paint

A large number of homes in Arlington County were built before 1950 and are considered to have high potential for lead-based paint hazards. According to the 2000 Census, there are 11,455 homes in Arlington County built before 1950. Of these, 1,785 are occupied by families earning less than 50% of the area median income (AMI) and with children under the age of 6.

#### Five-Year Goal and Strategies

Arlington County's five-year goal is to protect public health and safety from environmental hazards, including lead-based paint hazards, through a four-pronged strategy that includes:

**Collaboration:** Enhance communication between County agencies, as well as State agencies, to ensure identification and reduction in lead-based paint hazards.

**Assessment/ Testing:** Improve ability to test for lead-based paint in units where there is a risk or probable cause, such as a child with elevated blood levels. Continue testing children in all DHS public health clinics.

**Public Education:** Take steps to inform the public of the dangers of lead-based paint, methods for identifying it and behavior strategies for reducing contact (especially children) with lead dust and chips.

**Enforcement/Correction:** Inspect units and notify owners of the need to take corrective action regarding covering or abatement of lead-based paint in a dwelling unit. Refer to resources for correction and/or enforcement.

## New Fair Housing Report and Fair Housing Plan



The Analysis of Impediments to Fair Housing (AI) is an assessment of how laws, government policies, real estate practices and local conditions affect the location, availability and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws. It is also required by the U.S. Department of Housing and Urban Development (HUD) to receive federal funding.

The impediments and barriers identified in the AI are classified in four general categories.

- Some tenants and owners are not fully aware of their rights and responsibilities.
- Residents face physical and language barriers when seeking housing services.
- Arlington’s lowest income residents lack sufficient resources for housing.
- Individuals with poor credit histories or criminal records, or who use housing vouchers have limited housing choices.

The AI articulates a number of strategies the County is engaged in that address the barriers identified. It also identifies new strategies for the coming years, a few being:

- Develop a “Ready to Rent” program to help applicants avoid leasing barriers, possibly modeled after this [Portland, OR program](#).
- The Human Rights Office (HRO) and the Department of Community Planning, Housing, and Development (CPHD) develop annual fair housing and AI workshops to educate the community and receive feedback. Hold a Latino specific forum related to fair housing, discrimination, and service access.
- Explore having an Affordable Housing Goal and Target for accessibility. One Target should relate to accessible bathrooms (roll in showers; units on ground floor), and the other should address accessibility compliance.

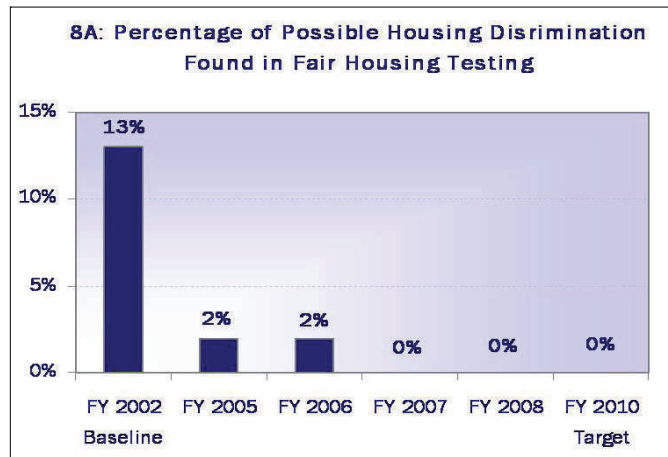
## Policies that Make a Difference

### Fair Housing Testing

Fair housing testing is a method to determine whether or not a home seeker is disparately treated in his or her search for housing.

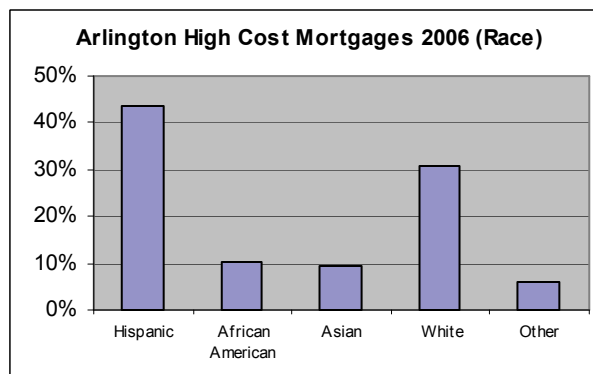
Goal #8 of Arlington County’s Goals and Targets is to ensure, through all available means, that housing discrimination is eliminated. Target 8 intends to eliminate all incidents of possible housing discrimination by fiscal year (FY) 2010, as verified by annual fair housing testing. The County achieved its FY 2010 target of “no findings of possible discrimination” in its FY 2007 and 2008 fair housing testing.

Due to budget constraints imposed by County revenue reductions and the fact that fair housing testing has resulted in 0 findings of discrimination for the last two years, fair housing testing will now only occur every three years as opposed to annually. The next fair housing testing will occur in FY 2011. If discrimination is found to have increased in 2011, the County may return to testing on an annual basis.



### Subprime Lending

A subprime lender provides products to borrowers whose credit status does not meet the underwriting requirements of traditional government-backed or conventional lenders. Predatory lending occurs primarily in the subprime mortgage market, which grew rapidly during the housing boom. According to a 2007 report by the Center for Responsible Lending, a national nonprofit that works to eliminate abusive financial practices, the subprime share of all mortgage originations between 2003 and 2006 increased from 8% to 28%. According to Arlington County Planning Division, Planning, Research, and Analysis Team (PRAT) analysis of Home Mortgage Disclosure Act (HMDA) data, the chart below shows the race of borrowers of high cost mortgages\* (first-lien loans) in Arlington. In Arlington, most high cost mortgages loans went to Hispanic borrowers who had an income between \$51,000-\$150,000/year.



\*High Cost Mortgages equal a spread between the APR and the Treasury that exceeds 3 percentage points

## Other Barriers to Fair Housing

### Accessible Housing for People with Disabilities

The Fair Housing Act requires housing providers to make reasonable accommodations for persons with disabilities. National studies estimate that one in every five people may have a chronic disabling condition. This could translate into over 40,000 people in Arlington with disabilities which includes the elderly. The 2008 Annual Affordable Housing Goals and Targets report identifies the need for more units designated to serve persons with disabilities. Currently, approximately 5% of all CAFs are accessible.

Two other aspects of fair housing for people with disabilities are whether there are sufficient physically accessible housing units available and their respective levels of accessibility. According to recent monitoring visits however, only about one-third of accessible CAF units in Arlington County are being occupied by people who need them.

The percentage of units in a multifamily building which must be accessible varies according to the type of funding involved. There are also various standards for the type of accessibility. The number of accessible units created and their level of accessibility should be consistent and match the need for those units.



Residents discuss barriers and impediments to fair housing in Arlington County at a community forum in September 2009.

### Group Homes

A group home is a residential unit in which persons with a physical handicap, mental handicap, intellectual disability, or other developmental disability, not related by blood or marriage, reside on a long-term basis, with one or more resident counselors or staff persons. As treatment models evolve to serve different clients' needs, Arlington should explore ways to create housing opportunities to serve these individuals.

Many group homes are permitted by the County's Zoning Ordinance to operate with up to 8 individuals, but some supportive housing models, not licensed by the State, are precluded. Therefore these models can operate with only 4 residents unless a Use Permit is approved.

Sponsors of programs such as safe havens (low-barrier housing for chronically homeless), and homes for persons released from prison with non-violent offenses perceive the process of obtaining a Use Permit as expensive and may raise confidentiality and privacy issues for clients. Consequently, the requirement to obtain a Use Permit could be a barrier to housing choice.

### Language Access

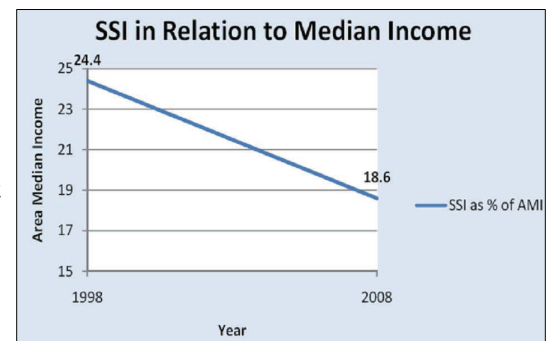
Limited English Proficiency (LEP) persons do not speak English as their primary language and have a limited ability to speak, read, write, or understand English. According to the 2005-2007 American Community Survey, of all Arlington County residents five years and older, 11.5% (21,810) speak English less than "very well", 69.2% (130,698) speak only English at home, and 16.7% (31,510) speak Spanish at home.

Arlington County's Limited English Proficiency Policy and Guidelines for Implementation require County departments to make reasonable accommodations to ensure that persons with limited English proficiency have access to programs, benefits, services and activities, regardless of programmatic fund source. Some of the policy components are to translate critical documents necessary to access services and/or provide interpreter services, and to hire bilingual staff for critical positions and services.

### Supportive Housing

Supportive housing combines housing with services (e.g. case management, residential support, independent living support) primarily for people with intellectual disabilities. Arlington County's Supportive Housing Plan, completed in January 2005, includes a comprehensive assessment of the need for affordable housing linked with support services, a summary of best practices appropriate for and financially feasible in Arlington, and a comprehensive five-year plan for developing a continuum of permanent supportive housing which identifies new financial resources. The five-year initiative aimed to produce 425 new supportive housing units by the end of FY 2010. The County already has about 240 of these units committed. As housing development slows in the County with the current economic downturn, this goal will not be achieved.

Rental housing in Arlington is out of reach for persons with disabilities receiving Social Security Income (SSI) benefits. Nationally, the monthly SSI benefit in relation to median income has decreased over the last ten years while the cost of housing has conversely increased relative to median income. Locally, according to "Priced Out in 2008", in Washington, Arlington, and Alexandria, SSI payments only equaled 11.1% of median income and it would take 177.6% times the SSI payment standard to afford a 1-bedroom apartment at HUD's Fair Market Rent. Arlington County's supportive housing and Housing Grants programs include rental subsidies that help to make up the gap between what a persons receives in SSI benefits and the high cost of rental housing.



## Community Participation is the “Arlington Way”



The “Arlington Way” is an expression describing the County’s engagement of a wide breadth of stakeholders in crafting development policies, reviewing plans, considering budgets, and conducting business in general. Staff ensured broad public participation in developing housing and community development strategies in this Plan under leadership of the Community Development Citizen Advisory Committee (CDCAC) and the Housing Commission. Other sponsors included the Tenant-Landlord Commission and the Ten Year Plan To End Homelessness Executive Council.

### Community Forum

At the September 26, 2009 community forum, 60 advocates, service and affordable housing providers, and interested citizens participated in multiple workshops which included:

- barriers to affordable housing,
- preventing homelessness,
- needs of low-income residents (including workforce training, energy conservation and financial literacy), and
- proposed changes to the County’s Affordable Housing Goals and Targets.

The keynote address was delivered by Danilo Pelletiere, Research Director at the National Low Income Housing Coalition. He stated that there is a persistent affordable housing crisis in America. Today over 86% of the renter households earning \$20,000 or less in the County are paying over 30% of their income for their housing. Households at the bottom of the income spectrum cannot afford to live in Arlington

### Needs Survey

A needs survey was developed to provide residents an opportunity to prioritize the County’s housing and community development needs. The survey asked respondents to rank strategies in the areas of affordable housing; homelessness and supportive housing; community development needs; and fair housing. Surveys were available in English and Spanish, online as well as by paper at outreach centers, tenant and neighborhood meetings, homeownership workshops, places of worship and libraries.

A total of 215 surveys were completed (153 in English and 62 in Spanish) both in online and paper versions. About 64% of the respondents made less than \$50,000 and 70% were renters. Nearly half of all respondents identified affordable housing as the greatest need. A quarter of all respondents identified that housing and services for underserved groups including homeless and people with special needs is the second greatest need, along with economic development, which includes job training for adults and youths and small business development. The results can be found in the appendices of the Plan.

### Social Media

The County also used social media to alert residents about the development of the Consolidated Plan, and the Housing Division hosts a blog to encourage comments on the proposed Plan. The blog can be found at <http://conplan.arlingtonapps.com/>

### Public Hearings on the Draft Plan

The public was invited to comment on the Draft Plan, including the Annual Action Plan, at the following meetings:

- March 4, 2010: Housing Commission/CDCAC Hearing
- March 23 and 24, 2010: on FY 2011 funding allocations at the County Board Budget public hearings
- April 24, 2010: on non-financial issues at the County Board public hearing on the Five Year Plan and the Annual Action Plan

The final Plan includes comments and Board responses.

### Copies of the Plan

Copies of the Five Year Consolidated Plan were available online beginning February 19, 2010 at [www.arlingtonva.us](http://www.arlingtonva.us) under “5 Year Con Plan”.

### Source Documents & Plans

The FY 2011-2015 Consolidated Plan derives data, objectives, and strategies from the following documents and plans. Each of the following is available online or in hard copy.

#### Housing:

- √ Arlington’s Goals and Targets for Affordable Housing

#### Homelessness:

- √ Supportive Housing Plan
- √ Ten Year Plan to End Homelessness

#### Community Development:

- √ Profiles of Neighborhood Strategy Areas

#### Fair Housing:

- √ The Fair Housing Report: An Analysis of Impediments to Fair Housing

#### Community Participation:

- √ Community Participation Plan
- √ Community Forum Report

Sources for all data in this Citizen Summary are available upon request..



**ARLINGTON COUNTY, VIRGINIA**

**COUNTY BOARD**

Jay Fisetto, Chairman      Chris Zimmerman, Vice Chairman  
Barbara Favola      Mary Hynes      Walter Tejada

**COUNTY MANAGER'S OFFICE**

Barbara Donnellan, Acting County Manager      Marsha Allgeier, Deputy County Manager

**Department of Community Planning, Housing and Development**

Susan Ingraham Bell, Department Director      Ken Aughenbaugh, Housing Director  
Jane Eboch, CD Coordinator      Joel Franklin, Housing Planner

**Department of Human Services**

Susanne Eisner, Department Director      Cynthia Stevens, Housing Bureau Chief

**April 2010**

# HUD Narratives

## FY 2011 Annual Action Plan

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Approved by the County Board on April 27, 2010



DEPARTMENT OF COMMUNITY PLANNING, HOUSING &  
DEVELOPMENT

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### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 1 Action Plan Executive Summary:

The Executive Summary is Attachment I, FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects.

### Strategic Plan

Arlington's vision is to be "a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important."

The Five-Year Consolidated Plan provides the framework for implementation of the above vision. It is designed to guide the County's affordable housing, homeless, community and economic development policies and programs over the FY 2011 – 2015 five-year period. The Plan provides a comprehensive overview of federal, state and local efforts in these program areas and it describes the County's needs, resources, goals, strategies and objectives.

The Annual Action Plans describe Arlington's annual funding allocations for the Community Development Block Grant (CDBG), HOME Investment Partnership, Community Services Block Grant (CSBG), Affordable Housing Investment Fund (AHIF) Services, and Housing Opportunities for Persons With AIDS (HOPWA) programs. These allocations fund activities to meet five major goals: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation, as identified in the Five-Year Consolidated Plan for FY 2011 - 2015.

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Arlington conducts a variety of County-wide and neighborhood-specific housing and community development activities that benefit low and moderate income households, using federal, state and local resources. The County combines its HOME funds annually with local resources to create the Affordable Housing Investment Fund (AHIF). These funds are used County-wide for new construction, acquisition and/or rehabilitation projects to preserve and improve the supply of affordable housing. HOME funds also support homeownership activities. Arlington uses the majority of its CDBG and CSBG funds for housing and community development activities and services that are limited to low and moderate income residents in Neighborhood Strategy Areas (NSAs) and County-wide.

For more than 30 years, the County has concentrated a portion of its CDBG funds in NSAs showing the greatest needs and opportunities for revitalization, as determined by income and other socio-economic criteria and trends. NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for “area benefit” CDBG activities. The County uses part of its annual CDBG funds on “area benefit” activities through its NSA program. Additionally, part of the competitive Community Development Fund annual allocation is made to public service activities that serve residents of the NSAs.

For this Consolidated Plan and Action Plan, data from the 2000 Census, the 2008 American Community Survey, local data and public input was utilized to allocate resources and assign priorities.

The NSA program utilizes a neighborhood classification system with three tiers. Each tier defines a level of need and establishes the foundation for the type and scope of assistance to be provided. This system utilizes the 2000 Census and is described in more detail in the Community Development section and in Appendix 1 of the Five Year Consolidated Plan.

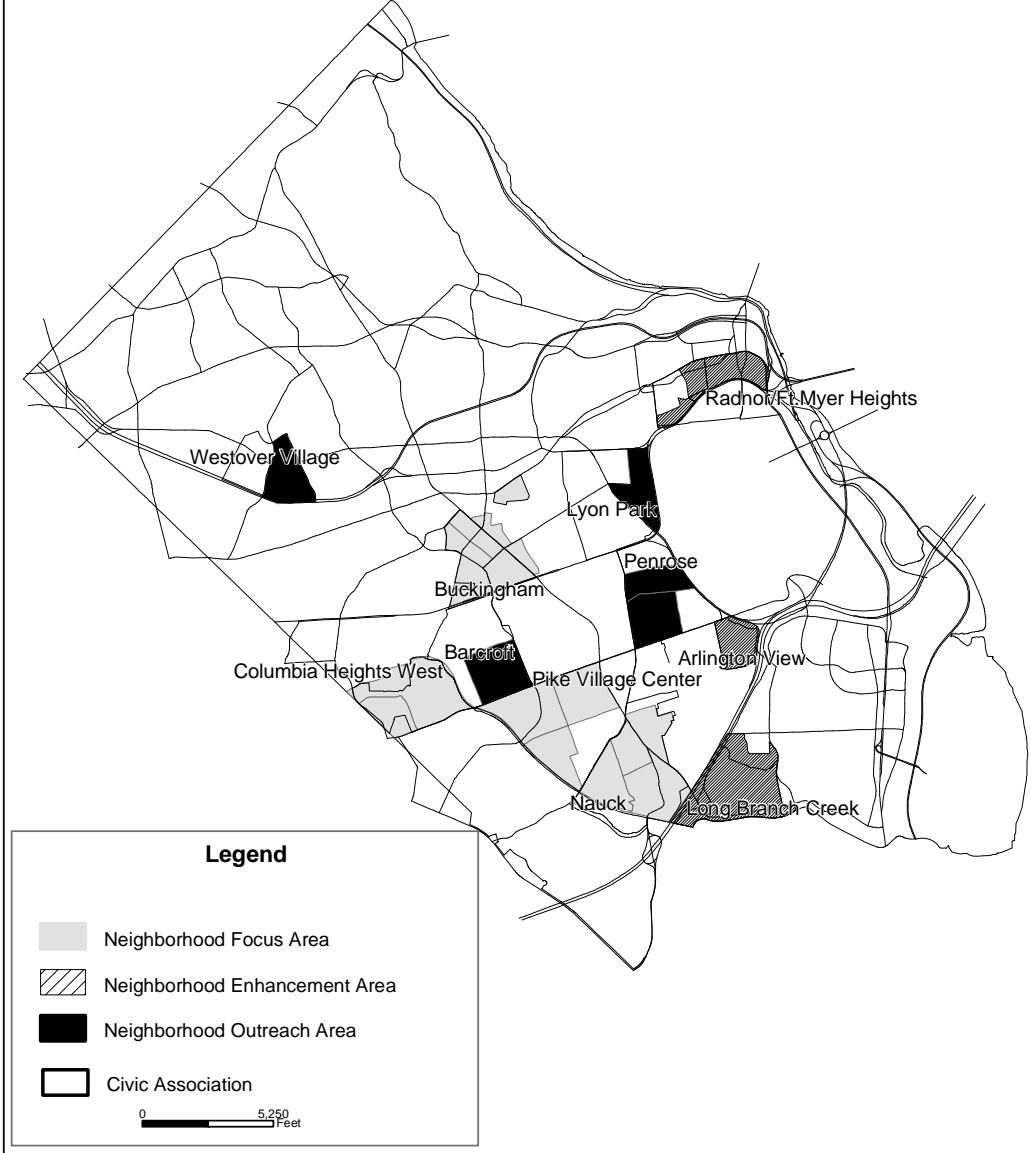
The map shows the location of the 11 designated areas, which are one or more block groups within the following neighborhoods<sup>1</sup>: Arlington View, Barcroft, Buckingham, Columbia Heights West<sup>2</sup>, Douglas Park, Lyon Park, Long Branch Creek, Nauck, Penrose, Radnor/Ft. Myer Heights and Westover.

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<sup>1</sup> These block groups are identified on Table I of Appendix 1.

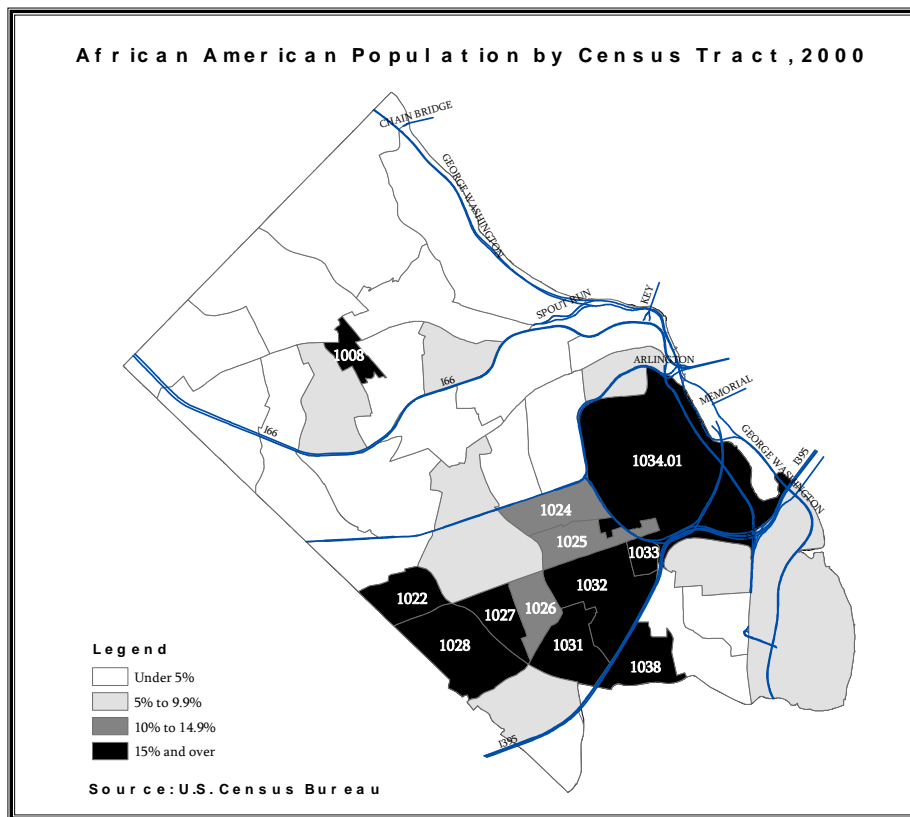
<sup>2</sup> The Forest Glen neighborhood adjacent to Columbia Heights West is now included in its NSA boundaries.

# Arlington County, Virginia Neighborhood Strategy Area Classifications

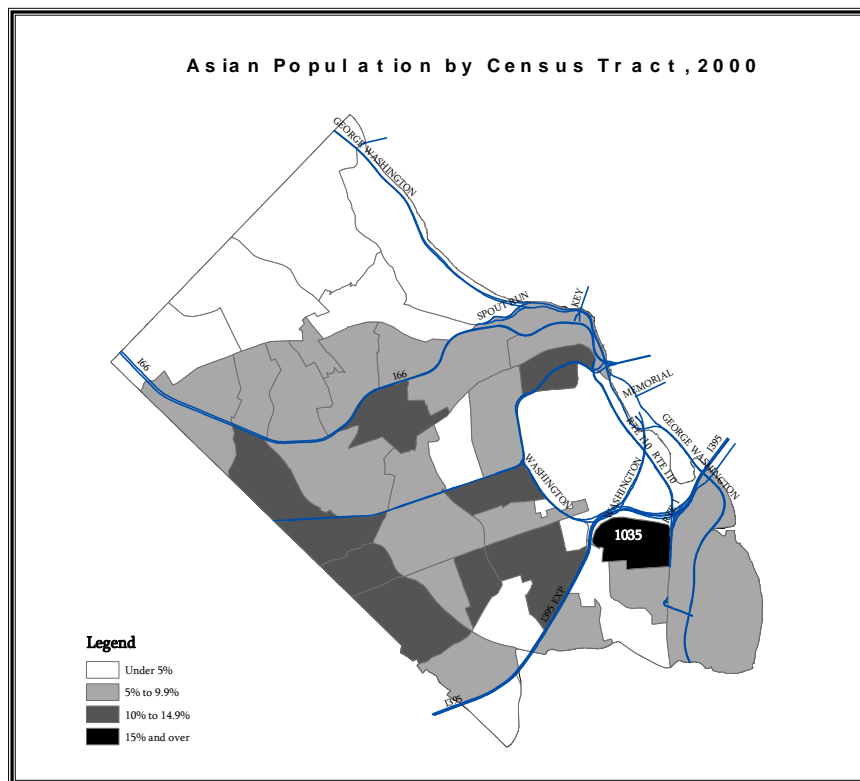
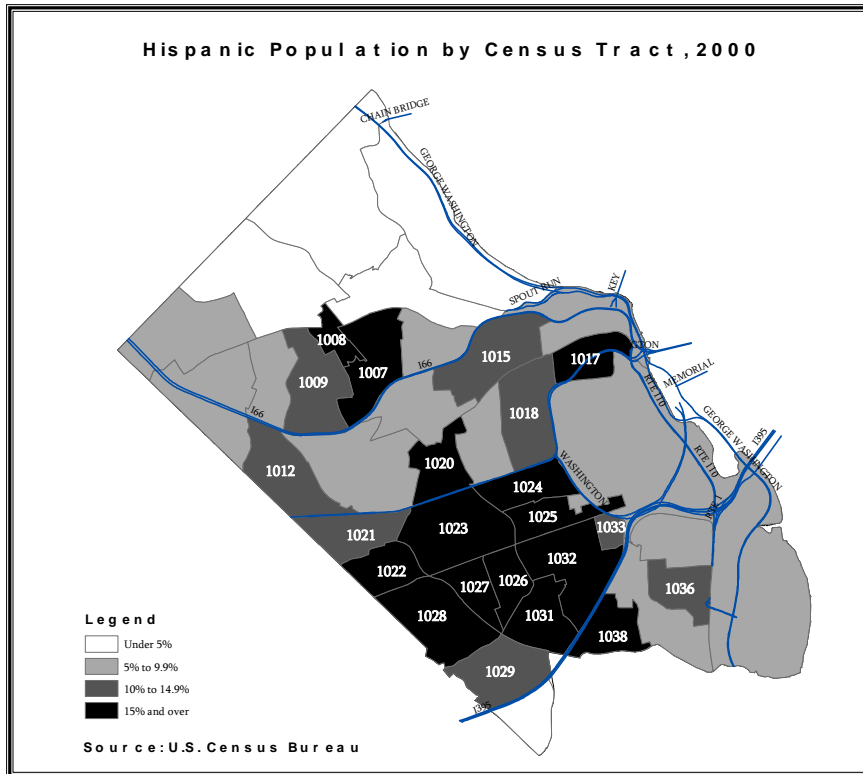


## Minority Concentrations

The following maps show the distribution of African-Americans, Hispanics and Asian-Americans in the County. Several areas of minority concentration<sup>3</sup> existed in the County in 2000. Particularly high concentrations of African-Americans were found in three locations: High View Park, Nauck and Arlington View in which 45.4%, 59.9% and 62.4% of the total population, respectively, are African-American. The fact that High View Park, Nauck and Arlington View are historically African-American neighborhoods dating back to the Civil War accounts, in part, for their high concentration of African-Americans. The concentrations of African-Americans have decreased in each of these three neighborhoods since 1990. These percentages compare with the County's overall African-American population of 9.3%. Two of these neighborhoods—Nauck and Arlington View—are Neighborhood Strategy Areas.



<sup>3</sup> Areas of concentration, as defined by HUD guidelines, are those with double the regional average percentage of a particular population. For example, if 10% of the region's population is members of a minority group, an area of concentration of that minority would be an area with more than 20% of that minority.



With 18.6% of the population of Hispanic ethnicity in 2000, four census tracts had concentrations of more than 45% Hispanic persons. The areas with the highest percentage of



Hispanic residents were census tracts 1027 with 55.7% (in Douglas Park), 1038 with 55.4% (Long Branch Creek), 1022 with 50.4% (Columbia Heights West) and 1020 with 46% (Buckingham). All of these neighborhoods have block groups that are designated NSAs (the block groups designated within Douglas Park are named the Pike Village Center NSA).

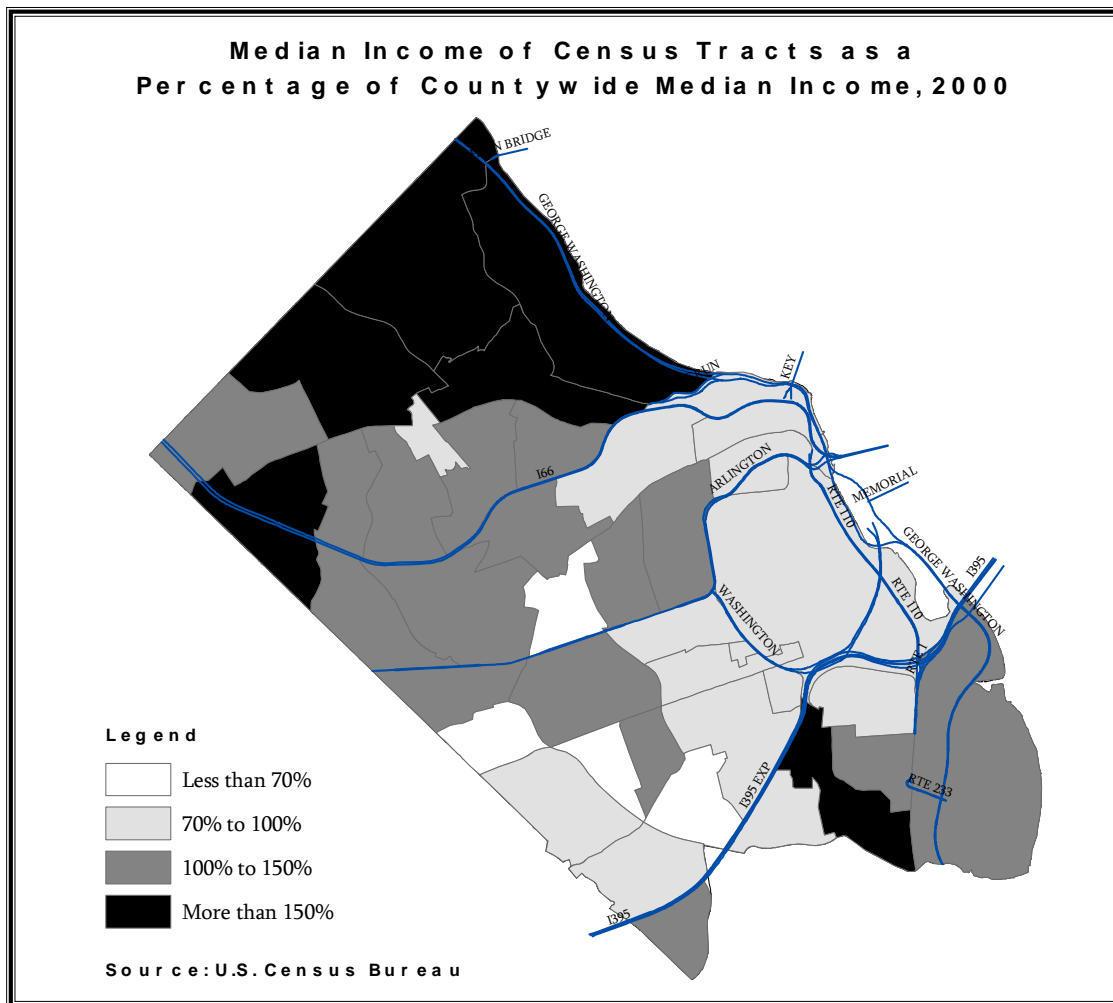
Overall, the Asian population represented 8.7% of the County's total population in the 2000 Census. While there were small areas of concentration of Asian-Americans in the County, this population was distributed more evenly throughout the County than other minority groups. Pentagon City (at 18.1%) and Glencarlyn (at 14.6%) contained the largest concentrations of Asians (census tracts 1035 and 1021). While a block group within Glencarlyn was income-eligible, the neighborhood decided against NSA designation.

### **Low-Income Concentrations**

Within the County, there continues to be large disparities in income by geographic area. In 2000, the County median household income was \$63,001 and the median family income was \$78,877. As seen in the map below, the northernmost census tracts—those located north of Lee Highway—have incomes 150% and higher than the County's overall median income. Two other census tracts in the County—one flanking Lee Highway in the East Falls Church area and one in Arlington Ridge—also have median incomes in this bracket. On the other hand, four census tracts have median incomes 70% and less of the Countywide median income. These tracts are located in the County's first tier NSAs: Buckingham, Columbia Heights West, Pike Village Center and Nauck.

Consistent with national patterns, the 2000 Census found that the median incomes of minority households in Arlington were below those of non-minorities, as shown below. There are also significantly higher percentages of minorities in poverty than of white persons. Between 1990 and 2000, the percentages of white persons and Hispanic persons in poverty both decreased, while the percentages of African-American and Asian-American increased.

Minorities, however, are not unrepresented at higher income levels. Over 62% of all Arlington households had incomes above \$50,000 in 2000, including 38% of all African-American, 48% of Asian-American and 44% of Hispanic households.



In FY 2011 Arlington will receive \$1,914,758 in CDBG, \$1,263,978 in HOME, and \$238,535 CSBG. Additionally, \$1,432,500 program income will be used to address the needs identified in this Plan. Of Arlington's FY 2011 federal funds, Falls Church will receive \$90,185 of the CDBG allocation and \$53,466 HOME.

### **Obstacles to Meeting Underserved Needs**

There are a variety of obstacles to meeting underserved needs in the County. These include limited availability of federal and state funds, limited availability of accessible and affordable housing, cultural and language barriers, lack of technical skills, immigration status that prevents employment or training, and distrust of, or lack of familiarity with, government, in

general. These obstacles and others will be discussed in more detail in several sections of this Plan.

## **Managing the Process**

- Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
- Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

## **Lead Agency**

The Housing Division of Arlington's Department of Community Planning, Housing, and Development (CPHD) is the lead agency for the development of the Plan. A significant amount of local funds are also utilized to accomplish the County's housing and community development goals: primarily the Affordable Housing Investment Fund (AHIF)) and the Housing Grants rent assistance program.

- The Housing Division administers the CDBG, CSBG, HOME Investment Partnerships, and the County AHIF programs. The Action Plans describe proposed CDBG, CSBG, HOME, AHIF Services Projects and list public and private agencies which will administer the various housing and community development activities each year.
- The County's Department of Human Services (DHS) administers ESG, HPRP, and other Continuum of Care programs for the homeless. The County receives ESG funds competitively from the state, and typically funds operating expenses of the Emergency Winter Shelter and the County-owned Residential Program Center (RPC).
- Additionally, the County is a Local Government Community Action Program, and receives Community Services Block Grant (CSBG) funds from the U.S. Department of Health and Human Services, through the Virginia State Department of Social Services.

The Washington D.C. metropolitan area is an Eligible Metropolitan Statistical Area (EMSA) that receives HOPWA funds. Currently the administering agency is the Northern Virginia Regional Commission. The County's DHS receives a portion of the Suburban Virginia HOPWA award, which is one component of the award for the D.C. area.

## Consolidated Plan Development

While the Housing Division serves as the lead agency for the development of the Consolidated Plan, the Department of Human Services plays a major role in planning and administering Consolidated Plan programs. A number of other public and private agencies participated in the Plan development. The Institutional Structure portion of this plan fully describes the various divisions and inter-departmental teams that took part in the development of the Consolidated Plan.

The County held a community forum in September, 2009, which was an important tool for consulting with residents as well as housing, homeless, special needs and other service providers. During the last year, staff also attended community and commission meetings to solicit input, and conducted a housing needs survey, distributed by internet and hard copy. County staff consulted closely with the public /private Implementation Task Force (ITF) that is implementing the 10 Year Plan to End Homelessness and DHS to develop the Plan sections related to supportive housing and emergency assistance for various special needs and homeless populations.

The Community Development staff also conducted a needs survey in the four Neighborhood Focus Areas: Buckingham, Columbia Heights West, Nauck and Pike Village Center. The surveys were distributed to residents at key locations within the NSAs and at regular meetings of various resident and advisory groups within each Focus Area. The results of the surveys informed the prioritization of needs for the next five years in the Community Development Needs table.

The development of the Consolidated Plan also included collaboration and consultation with the Metropolitan Washington Council of Governments (COG), Northern Virginia Regional Commission (NVRC), Virginia Department of Housing and Community Development (DHCD), the Virginia Coalition to End Homelessness (VCEH), Virginia Department of Health and Virginia State Historic Preservation Officer.

- Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.
- Housing Division staff members are active on the Ten Year Plan to End Homelessness Implementation Task Force. The County and community collaboration has multiple strategies to implement the Ten Year Plan.
- Housing Division will continue to convene and facilitate bi-monthly Housing Coordination Team meetings. This interdepartmental team discusses housing activities and projects planned or underway to ensure coordinated service delivery.

- Staff will provide training sessions for subrecipients to discuss compliance with requirements and provide an opportunity for development of coordinated efforts to address needs.
- County staff from various departments and members of the Community Development Citizens Advisory Committee and the Housing Commission will review proposals submitted for consideration in the Community Development Fund.
- A capacity-building initiative for nonprofits continues to be implemented in cooperation with several public and private agencies, and assists participating nonprofits to develop collaborative partnerships.
- Health, housing and code enforcement staff will review procedures and collaborate on issues related to lead-based paint.

## **Citizen Participation**

1. Provide a summary of the citizen participation process.
2. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Arlington's goal for citizen participation is to ensure broad participation of Arlington residents and service providers in housing and community development planning, program development, program implementation and evaluation. The Community Development Citizens Advisory Committee (CDCAC) and the Citizens Advisory Commission on Housing (Housing Commission) are the lead groups for the Consolidated Plan citizen participation processes. Both groups were involved in the development of the Five-Year Consolidated Plan and this Action Plan. Other County Board Advisory Commissions including the Tenant-Landlord Commission, the Disability Advisory Commission, Partnership for Children, Youth and Families, Community Services Board, Commission on Aging, and the Environment and Energy Conservation Commission were consulted.

## **Community Participation Plan**

The Five-Year Consolidated Plan includes the Community Participation Plan as an attachment. It was amended in April 2009 and reflects outreach mechanisms to ensure broad community involvement. Member organizations are identified to allow representation from interest groups and service providers directly involved in Consolidated Plan activities and programs. The Community Participation Plan also meets the requirements of the CSBG Community Advisory Board membership and procedures.

## **Community Forum**

This year the primary tool for involving residents as well as a variety of housing, homeless, special needs and other service providers was the Community Forum, referenced in the previous Consolidate Plan Development section.

County staff undertook a comprehensive outreach approach for the Community Forum, including bi-lingual email announcements, fliers, brochures, and notices in local papers, webpages and the Division's electronic newsletter. The email announcement was sent to members and staff liaisons of 18 County Board advisory commissions; the Implementation Task Force of the 10 Year Plan to End Homelessness, presidents of civic associations; a list of nonprofits that work with CPHD and DHS; and other governmental agencies in the region.

Staff circulated fliers in English and Spanish through the County's recreation centers, Outreach Centers, libraries, public schools and English as a Second Language (ESL) classes through the Clarendon Education Center. An announcement of the forum was included in The Arlington Citizen, and the County's Housing Online newsletter. Finally, the Housing Division included a webpage linked through its "news and events" with detailed information about the forum and a "Con Plan Blog" was set up to keep the community informed and to allow communication among interested people.

## **Housing and Community Development Survey**

In the summer and fall of 2009, the Housing Division conducted a Housing and Community Development Survey. The purpose of the survey was to get feedback from the community about current housing and community development needs and services and to use the results to guide strategies for developing the County's 2011-2015 Consolidated Plan. The complete results of the survey can be found in the FY 2011-2015 Five Year Consolidated Plan.

## **CDCAC and Housing Commission Review of Proposed Projects**

A total of 27 proposals/renewals were received in September. The CDCAC, Housing Commission, and staff reviewed the requests and met with eight sponsors. Staff also reviewed submissions from the agencies delivering housing and economic development programs, evaluating performance and proposed FY 2011 activities and costs. Many of these "negotiated" program providers met with CDCAC to review FY 2009 performance and discuss program activities for next fiscal year. The scores/ranks for each Community Development Fund proposal were considered as the recommended FY 2011 Community Development Program and Budget was developed.

## **Other Community Participation**

Other recent efforts to solicit input from the low and moderate income neighborhoods included surveying clients in several outreach center programs, meetings with service providers in the NSAs, discussions of needs at regular meetings of neighborhood groups such as civic associations, Neighborhood College members, and one-on-one conversations with residents. Efforts to identify needs of low and moderate income residents also included review of data and information provided by other nonprofit groups who work with NSA residents. Organizations such as CHOICE and ENDependence Center were consulted were also consulted. Publicity informed residents about the accessible locations and the availability of interpreters at forums and public hearings.

## **Review of the Draft Plan**

The draft Consolidated Plan was widely distributed in print and on-line; public comment was solicited at several hearings. One public hearing was held by the Housing Commission and the CDCAC to solicit input on the draft Five Year Plan including the Annual Action Plan. The County Board held a public hearing on the County Manager's Proposed Budget and residents were encouraged to attend and offer comments.

3. Provide a summary of citizen comments or views on the plan.

Comments from community are summarized in Attachment 10

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Attachment 10 provides a summary of staff response to the comments.

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.
  - Arlington County is working with the Metropolitan Washington Council of Governments (COG) Housing Directors Advisory Committee to develop the report "Affordable Housing Goals for the National Capital Region". The report is a step forward towards gauging the need for affordable housing in the region and will be a useful reference for future studies that will offer a more prescriptive plan of action.
  - The County continues to support its Nonprofit Assistance Network that includes: a resource center at Central Library with a business librarian; a coordinating council of

nonprofits; workshops and classes around a nonprofit curriculum; organizational assessment and coaching for nonprofit executives and boards.

- The County has established a Leadership Consortium of Arlington's 10-year Plan to End Homelessness. The Leadership Consortium, comprised of public, private, and community representatives is guiding the implementation of the 10-year Plan. The Implementation Task Force leads and manages the detailed implementation of the Plan, under the guidance of the Leadership Consortium. Guided by the broad goals and strategies of the Leadership Consortium, the Task Force develops detailed annual operational plans with specific actions and timetables. (Refer to Homelessness section for more specifics.)

## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program and financial management staff conduct formal on site monitoring at least once every two years of CDBG and HOME funded projects implemented by subrecipients (more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements). Review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures. Program participants are surveyed periodically to determine level of satisfaction with services and areas in need of improvement. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations, as determined by the contract agreement and scope of service.

Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; accessibility to all sites where federally-assisted programs are implemented; progress against production goals; needs for technical assistance; composition and activity of a subrecipient's board; statements of non-conflict of interest by board members; compliance with equal employment opportunities and labor practices; reviewing client files where appropriate; reviewing program brochures and printed material to ensure compliance with language accessibility; and evidence of innovative or outstanding performance.

Financial monitoring ensures that subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, independent audit reports and management letters, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. An overall



monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity.

Monitoring of a subrecipient that results in multiple significant findings will require a corrective action plan and repeated interim monitoring visits by County staff. If corrective actions are not taken within a prescribed period or if the findings are egregious in nature, project reimbursement is immediately suspended until the deficiencies are corrected. Any financial malfeasance would be immediately reported to the CPD office of the Washington Field Office of the US Department of Housing and Urban Development as well as the HUD Inspector General.

Long term compliance with property management and disposition requirements are outlined in contracts with subrecipients. County interests in real property acquired with CDBG or HOME funds are required to be recorded as part of the deed.

Federally-assisted housing projects that have HOME or CDBG funds invested are monitored periodically. Some projects have a full code inspection by the Code Enforcement staff and Fire Marshal. An on-site compliance monitoring review examines all aspects regarding the leasing of an affordable unit. It begins with a review of the components of the affordable housing agreement with leasing and management staff to ensure that all parties understand the requirements. Additionally, the lease, the rental amounts and the rent roll, the tenant selection policy and process, the waiting list procedures, property marketing plan and fair housing notices are reviewed. Tenant files of households occupying affordable units are reviewed to ensure required procedures are followed, such as using HUD Handbook 4350.3 to identify and calculate income correctly, obtaining signatures of all adult household members on income certifications and renting at allowable amounts. Occupancy reports submitted by the owners are reviewed while on-site to verify that the information being reported is substantiated by the documentation in the file.

When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their report to providing a replacement affordable unit when the existing household is ineligible for the unit. Other changes might be preparing a more effective marketing plan or repayment of rent to tenants.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Currently the Community Development Staff completes the in-house review form to ensure compliance with all Federal statutes concerning lead-based paint in any Federally-assisted capital project. The NSA inspector is to be certified in Lead Based Paint program administration.

Testing for lead-based paint on all units built prior to 1978 that are being rehabilitated using Federal funds is required per statutes. The nonprofit developers responsible for each project must report findings to the County. Costs associated with lead based paint testing and mitigation are eligible to be charged to federal entitlement grants.

Code Enforcement Unit of Inspection Services Division inspects units and notifies owners of the need to take corrective action regarding encapsulation or abatement of lead-based paint in a dwelling unit. This could include testing by a licensed contractor and laboratory.

Public Education includes taking steps to inform the public of the dangers of lead-based paint which include providing pamphlets to targeted population sectors and awareness campaigns by the Virginia Department of Public Health and Arlington County Public Schools.

The Arlington County DHS' Health Division, screens all child clients at ages 9 or 12 months and two years and any child new to the clinic over the age of two. Cases of elevated blood level are provided counseling and are monitored until the case is resolved. The DHS also requires that private physicians and laboratories notify it in cases of elevated blood levels.

If the elevated blood lead level is greater than 15 µg/dL for any DHS child client, the case is referred to Environmental Health Bureau for environmental history. An Environmental Health Specialist visits the dwelling with a Public Health Nurse to determine the source of the lead by completing a questionnaire and conducts sampling of paint, dust, water, soil or other likely lead sources. A written report including the sampling results and any recommendations is given to the tenant and if relevant, to the owner of the property. This table shows the history of cases from 2000 to 2009.

Arlington County DHS, Housing Assistance Bureau inspectors are trained in visual assessment. Annual inspections are conducted at properties receiving Housing Choice Voucher (formerly Section 8) rent subsidies to ensure that paint conditions are stable. Section 8 staff compares subsidized unit addresses with Environmental Health to ensure that no units identified with lead hazards are in the Section 8 program. In 2008 and 2009 there were no "hits" matching a Housing Choice Voucher subsidized unit with an incident of elevated lead in the blood.

As part of Arlington County's five-year goal to protect public health and safety from environmental hazards, including lead-based paint hazards, it will address the issue through

a four-pronged strategy that includes: collaboration; assessment and testing; public education; and enforcement of public health laws.

**Collaboration:** Enhance communication between County agencies, as well as State agencies, to ensure identification and reduction in lead-based paint hazards.

**Assessment/ Testing:** Improve ability to test for lead-based paint in units where there is a risk or probable cause, such as a child with elevated blood levels. Continue testing children in all DHS public health clinics.

**Public Education:** Take steps to inform the public of the dangers of lead-based paint, methods for identifying it and behavior strategies for reducing contact (especially children) with lead dust and chips.

**Enforcement/Correction:** Inspect units and notify owners of the need to take corrective action regarding covering or abatement of lead-based paint in a dwelling unit. Refer to resources for correction and/or enforcement.

## HOUSING

### Specific Housing Objectives

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Arlington's goals and targets, approved by the County Board in December of 2003, established the County's overall objectives and outcome measures for affordable housing until FY 2010. The goals and targets were developed to plan for the needs of families; older residents; persons with disabilities; entry level professionals; teachers, police, firefighters and other public employees; and employees in the many jobs that support the County's strong economic development. The Five-Year Consolidated Plan lists the goals and targets and attached Arlington's Goals and Targets for Affordable Housing, which displays baseline data, stretch and aggressive targets with graphs and short narrative accompanying each target.

The purpose of the targets is to establish a long term vision of where the County would ideally like to be and to provide a quantitative way to measure its progress. The targets guide implementation activities and track Arlington's progress in achieving its Affordable Housing

Goals. Many of the targets are interrelated and may even be in conflict in certain situations. This will require the County to set priorities among targets. For example, creating more family-sized housing units may result in a lower overall number of units created. Due to the costs, creating committed units in the Metrorail corridors will likely result in fewer units than outside the corridors. Ultimately, Arlington must exercise judgment and creativity to strike the appropriate balance across a range of different affordable housing goals, which, together, result in a community that is economically diverse and economically sustainable.

An Annual Targets Report is issued each year to update the County Board and community on progress in meeting the targets. For each target, baseline performance has been determined. The overall objective is to improve on the baseline performance each year. All of the targets will not be met. Thus, the “baseline” is at least equally as important as the target.

The Housing Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in the review of the Goals and Targets. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations for refining existing targets or adding new ones to the Housing Commission and, ultimately, to the County Board. Additionally, one of the breakout sessions at the Consolidated Plan Forum was a public discussion of the County’s Goals and Targets, at which Housing Commission representatives described the Goals and Targets, discussed some proposed refinement to targets and solicited feedback from forum attendees. The Housing Commission’s recommendations for revisions to the Affordable Housing Goals and Targets are described in this Action Plan.

### **Section 215 Goals**

While the Annual Targets Report will report on progress towards the County’s comprehensive housing goals and targets, the CAPER will report on the Section 215 housing goals shown in the Housing Needs Table. For Fiscal Year 2011, the Section 215 renter goal is 46 and the 215 owner goal is 70. These goals are based upon the CDBG and HOME-funded programs/units that meet the 215 definition.

### **Resources**

At the end of this narrative is a chart that details the FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services activities and expected outcomes. In addition, there are a number of other financial resources that are expected to be available this year to help address the identified affordable housing needs of the County. Below is a listing of these resources and estimated funding levels, while there are detailed descriptions of each in the Five-Year Consolidated Plan.

**Affordable Housing Investment Fund:** In FY 2011, the Affordable Housing Investment Fund (AHIF) will receive \$1,137,580 of the Federal HOME allocation, to be leveraged with an estimated \$3,862,420 of local general fund revenues and an estimated \$1,228,532 in incremental recordation tax revenues to equal more than \$6.2 million. A separate \$126,398 from the County's HOME fund allocation will be used for program administration. Additional funds from loan repayments will also be received during FY 2011.

**Homeownership Assistance:** The CDBG and HOME-funded Moderate Income Purchase Assistance Program (MIPAP) offers down payment and closing cost assistance to low and moderate income first time homebuyers. The MIPAP Program was recently changed to a shared appreciation program that provides more substantial downpayment assistance to eligible homebuyers. CDBG and HOME program income from loan repayments and other HOME funds are sources of support for this activity in FY 2011. Approximately 12 homebuyers will be assisted in FY 2011.

**Housing Grants:** This County funded rent assistance program serves low-income working families, elderly persons, and persons with disabilities. Rent subsidies allow households to pay about 40% of income in rent. In FY 2010, the program was funded for \$4.9 million dollars including \$600,000 in safety net funds needed to keep up with the growth in eligible households applying for the program. At mid-year of FY 2010, 947 households are receiving program services. It is anticipated that \$5,207,507 General Fund will be available for Housing Grants in FY 2011. Approximately 1000 households will be served in FY 2011.

**Homeowner Grant Program:** The Arlington County Homeowner Grant Program has been eliminated as part of the Fiscal Year 2011 budget process. The County Board made this change to better reflect current need and steer resources to other housing programs. The Homeowner Grant Program was created in 2005 to provide tax relief for Arlington homeowners during a time of rising real estate assessments. With real estate assessments flattening and demand for rental assistance rising 55 percent since 2005, the County Board opted to eliminate the Homeowner Grant Program. The savings will be applied to the Housing Grants Program.

**Real Estate Tax Relief Program:** This program provides an exemption, partial exemption, and/or deferral of real estate taxes to eligible homeowners based on the household income and assets. Eligible persons must be at least age 65 or permanent and totally disabled and not be engaged in substantial gainful employment. Income for Elders may not exceed \$85,268. Disabled persons may have unearned income up to \$85,268. Assets may not exceed \$340,000 for exemption and \$540,000 for deferral. It is anticipated that \$4,909,104 General Fund will be available for Real Estate Tax Relief in FY 2011, and is foregone revenue. Approximately 1230 households will benefit in FY 2011.

## Homelessness Program Resources

Additional programs and resources are described in the section on Homelessness.

**AHIF Plus Credit Facility:** This enhancement to the Affordable Housing Investment Fund (AHIF) provides interim financing for the acquisition, renovation, and/or construction of affordable housing. Unlike permanent financing through the County's AHIF program, repayment on AHIF Plus loans begins as soon as construction is complete. In FY 2009, the County used a \$34.5 million credit facility with Suntrust under the AHIF Plus program to acquire land for Buckingham Village 3. This purchase will help preserve 140 affordable rental and ownership units and debt service payments will be funded with AHIF revenues. Staff projects that the County will recoup approximately half the total purchase price, making the County's long term investment in the project approximately \$17 million.

Since the inception of AHIF Plus, the County has provided approximately \$67 million in interim financing through the County's credit facilities to support affordable housing development.

**Live Near Your Work Program:** This local program, which provides a forgivable loan in the amount of \$5,400, typically serves approximately 44 qualified County or School Board employees purchasing a home in Arlington. This program is suspended in FY 2011 due to County and School budget reductions.

## Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

While Arlington County does not have public housing, it does manage a Housing Choice Voucher program. In FY 2011, The Department of Human Services plans to administer 1,425 housing choice vouchers.

## Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

As part of the Five Year Consolidated Plan, a Draft Analysis of Impediments and Fair Housing Report (Attachment 8) has been developed. This report discusses potential barriers to affordable housing and recommends certain strategies.

The County does not have HUD-defined barriers such as:

- zoning ordinance minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards
- impact fees on development
- lack of use of a recent version of one of the nationally recognized model building codes
- land use regulations prohibiting the use of manufactured housing
- lack of a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits
- lack of concurrent, not sequential, reviews for all required permits and approvals
- requirements for public review of affordable housing projects that are in full compliance with the zoning ordinance and other development regulations.

In the last five years, the County has produced new policies to overcome some HUD-defined regulatory barriers.

- *Accessory Dwelling Units:* In 2008, the County approved changes in the Zoning Ordinance that will allow for accessory dwellings (AD). An AD is a second legal living space with kitchen, bathroom, and a separate entrance. In Arlington, ADs are permitted inside single-family detached houses, e.g. in a basement, on the second floor, or in an addition to the home.
- *Affordable Housing Ordinance:* In 2005, the County approved a new Affordable Housing Ordinance. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR).
- *Affordable Housing Goals and Targets:* Even though there is not a housing element for the comprehensive plan, the Affordable Housing Goals and Targets perform a similar function. The Goals and Targets calculate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years.

The County identified that it did have HUD-defined regulatory barriers in the following areas:

- *Fast Track Permitting:* The County does not have expedited or fast track permitting and approvals for affordable housing projects.
- *By-Right Density Bonuses:* HUD recommends by-right density bonuses that provide for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.
- *Graded Regulatory Requirements for Housing Rehabilitation:* The Virginia Uniform Statewide Building Code lacks language encouraging housing rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings. HUD recommends code language that increases regulatory requirements in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis.
- *Time Limits for Government Review:* HUD recommends that jurisdictions establish time limits for government review and approval or disapproval of development permits. If, after the application is deemed complete, the government failed to act within the designated time period, the application would be automatically approved.
- *Waiver of Parking Requirements:* HUD recommends that localities have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.
- *Infrastructure:* HUD recommends that localities modify infrastructure standards and/or authorize the use of new infrastructure technologies (for example, water, sewer, street width) to significantly reduce the cost of housing.

**County Actions:** Some strategies that the County might consider to eliminate regulatory barriers identified are:

- *Density Bonuses:* The County is expected to continue refining and expanding provisions for increased density in return for affordable housing.
- *Fast Track Permitting:* Creation of fast track permitting for affordable housing projects could lessen their construction costs by mitigating inflationary costs associated with a lengthy construction phase. Project budgets would also trend toward a smaller variance. Affordable housing projects are queued with market project to receive building permits and obtain inspections during the construction phase. Cost overruns resulting from construction delays for any reason can have adverse financial effects on



the development for both developer and the lenders. Significant delays can risk the loss of low-income housing tax credits which have a two-year clock in which to complete construction and place a project in service.

## **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

## **HOME Funds for Homebuyers**

The American Dream Downpayment Initiative (ADDI) funding is no longer awarded separately from HOME funding.

## **MIPAP**

CDBG and HOME funds have been used to provide down payment and closing cost assistance to low and moderate income first time homebuyers, through a program called Moderate Income Purchase Assistance Program (MIPAP). Currently MIPAP is a shared appreciation program, utilizing a combination of CDBG, HOME and program income funds. These subsidies help leverage affordable mortgages for eligible purchasers. The amount of assistance provided is calculated up to 25% of the purchase price of the home. The current

maximum purchase price and loan amount (indexed to the HUD HOME Program guidelines) are \$362,790 and \$90,700 respectively. At the time of sale or refinance of the property, the homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property

In FY 2011 HOME funds and HOME Program Income will augment MIPAP. It is expected that a total of 12 households will benefit from this program in FY 2011. Outreach about the program is targeted to qualified low and moderate income first time homebuyers. Home ownership education classes and Virginia Housing and Development Authority certification are required for clients to ensure their ability to undertake and maintain homeownership.

**Resale/Recapture Guidelines**

MIPAP properties must remain owner-occupied as long as the loan is outstanding. At the time of sale or refinance of the property, the homeowner repays the MIPAP loan amount plus a proportionate share of the net appreciation of the property. Repaid MIPAP loans become program income and will be lent to subsequent qualified households. This policy also applies to owner Committed Affordable Units (CAFs) that are developed through the site plan process.

**HOMELESS**

**Specific Homeless Prevention Elements**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

**Funding Priorities for FY 2011**

<b>Committee Priorities</b>	<b>By When</b>	<b>Measurable Outcome</b>
Ensure continued access to emergency shelter for single individuals and families.	FY 2011 and on-going	-Convert the existing emergency winter shelter into a new 50 bed year round shelter.  -Continue to operate the 73 bed emergency winter shelter with

		<p>15 beds of overflow for singles until the new year round shelter is developed.</p> <p>-Operate a 44 bed shelter for singles.</p> <p>-Operate 71 beds of emergency shelter for families.</p> <p>-Operate an 11 bed emergency shelter for victims of domestic violence.</p>
Increase the number of affordable housing units to meet the needs of persons at or below 40% of AMI.	FY 2011 and on-going	75 new units/per year over a five year period (375 units) to serve individuals and family households (55 0-1BR, 20 2-3 BR).
Increase the number of permanent supportive housing units (PSH).	FY2011 and on-going	40 units/per year over a five years (200 units)
Increase the supply of rental assistance by: 1) continuing to fund the Housing Grants program to meet the growing demand, 2) by broadening eligibility to include working singles staying in shelters 3) increasing the Maximum Allowable Rent (MAR) to 90% of the HUD FMR	FY2011 and on-going	<p>-Increase FY 2010 budget by \$300,000</p> <p>-Provide additional \$800,000 in base budget for FY 2011.</p> <p>-Fund program to accommodate growth in FYs 2012, 2013, 2014, and 2015.</p> <p>-Revise rules to include working singles staying in shelters and add funds to base budget for this population (50 in 2011).</p> <p>-Revise MAR to 90% of MAR in FY 2011.</p>
Develop a small efficiency apartment program.	2012	Affordable Efficiency that contains at least 20 units is developed.
Implement the Homeless Prevention & Rapid Re-Housing Program (HPRP) with federal and state funds. Seek additional resources to continue HPRP upon expenditure of existing	<p>10/1/2009-10/1/2011 for federal and state funds</p> <p>2012 to 2015 with additional resources</p>	<p>Successfully implement HPRP with existing resources: 64 families assisted and \$132,550 expended as of 12/31/09</p> <p>Seek additional resources to</p>

funding.		continue HPRP.
Develop and implement an “Early Warning” that links households at risk of homelessness with appropriate organizations and services.	FY2010 & ongoing	-Number of persons referred to DHS and other community service providers.  -85% of those referred have an assessment conducted.  -70% are able to maintain their housing at least 6 months without additional assistance from Arlington County.
Develop a range of programs that addresses income and financial literacy needs for households that are homeless or at risk of homelessness.	FY2011 & On-going	-Implement financial literacy program on-site at 1 housing project in 2011. Expand to other locations. -Implement SOAR program to increase access to SSI/SSDI benefits for individuals who are homeless and staying in shelters. -Expand successful Culinary Arts pilot program to train 15 homeless persons on an annual basis
Establish a flexible pool of funding for supportive services.	FY 2010 and ongoing	Utilize existing resources (DHS, CSBG, and CDBG) and identify other sources of funding.
Enhance the medical care for homeless individuals and families.	FY 2011 and ongoing	- Develop a medical discharge planning system with Virginia Hospital Center.  -Create a medical respite bed program.

**Transitional housing services** are provided through County contracts with three non-profits providers offering the needed transitional housing services for families to move from homelessness to independent living. In FY 2011, the programs will serve 47 families monthly. Although the goal is assist families to become self-sufficient, in today’s economic and employment environment, this is becoming more difficult. In addition to a monthly rental subsidy, families are taught the life skills needed to maintain independent living on leaving the program.

Arlington County operates a variety of **Permanent Supportive Housing programs** that are funded at the federal and local levels. In FY 2011, The Department of Human Services (DHS) will provide permanent supportive housing a monthly rental subsidy and case management services to 113 clients. Stabilization services are provided by case management staff.

ASPAN, the Arlington Street People's Network, will provide 18 chronically homeless clients with supportive housing through its Housing First programs. The two programs, In-Roads and Striving Home, are funded through HUD with one grant passing-through the County and the other paid directly to ASPAN.

Shelter Plus Care funds are used to support the Milestones I, II and III programs serving 21 chronically homeless adults with a serious mental illness (SMI). Clients receive a rental subsidy administered by the Section 8 office along with supportive services to address their daily needs, e.g. medication management, money skills, etc. These services are provided by case managers from the Department of Human Services (DHS).

**Emergency Services Grant (ESG) and State Shelter Grant (SSG):** In FY 2009, Arlington County received \$24,506 in ESG and SSG funds from the Commonwealth of Virginia to operate the Emergency Winter Shelter. For 2010, the County or a community partner will apply to the Commonwealth of Virginia for funds to operate the program. In FY 2011, the program will have 73 overnight beds and 15 overflow spaces.

**SuperNOFA Resources:**

Arlington receives funding for six programs for homeless prevention and supportive and transitional housing, Adopt-a Family, In-Roads, Striving Home, Opportunity Place, Milestones I and the Safe Haven Program. It is expected that these programs will continue, if funded, and additional opportunities for funding will be explored.

**CDBG Allocations:**

In FY 2011, the following programs will receive CDBG allocations:

- Housing Counselor: \$38,200 CDBG for Northern Virginia Family Service (NVFS) for part time counselor to assist low-income households facing eviction or seeking housing. Expected Outcome: 120 households assisted to avoid eviction or find permanent housing.
- Adopt-A-Family/Lifeworks Programs: \$28,400 CDBG for Arlington/Alexandria Coalition for the Homeless (AACH) to provide case management and employment services to 20 families leaving Sullivan House shelter and moving into independent

housing. Expected Outcome: 20 families transition to independent living and employment.

- Volunteer Coordinator: \$35,000 CDBG for Arlington Street People's Assistance Network (A-SPAN) to hire volunteer coordinator to manage and recruit volunteers. Expected outcome: 5 volunteer liaisons trained; 10 volunteer mentors assist in employment training; and 5 volunteers assist with grant writing.

**Other Funding:** In FY 2011, funding from AHIF

Housing Services will be used for the following:

- Foreclosure Prevention: \$7,500 AHIF Services to AHOME to counsel families and individuals who are in danger of foreclosure. Counseling is provided in English and Spanish. Expected outcome: At least 50 families will be assisted through counseling.
  - Friends of Guest House: \$20,000 AHIF Services for case management and housing support services for Arlington women released from incarceration.
  - Housing Locator: \$45,000 AHIF Services to A-SPAN staff person to assist families and individuals to retain/obtain housing.
  - Financial Literacy: \$30,000 AHIF Services to Doorways for financial literacy training on site at Columbia Grove, aimed at helping tenants maintain housing.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

### **Chronic Homelessness**

Arlington's 10 Year Plan addresses the issues of chronically homeless individuals. Outreach services provided by ASPAN and DHS will continue to engage homeless individuals who are living on the streets and have a diagnosis of serious mental illness, chronic substance abuse, or dual diagnosis. Engagement services include a bagged meal food program, a drop in center, and mobile mental and substance abuse services. The drop in center provides additional services that assists with the engagement process that include but are not limited to shower services, access to toiletries, laundry services, access to medical services, and mail and phone services.

Arlington County does utilize an Emergency Winter Shelter<sup>4</sup> which is primarily accessed by persons who are chronically homeless. The County and ASPAN have made a commitment to provide comprehensive services to meet the needs of homeless individuals. These services include case management services<sup>5</sup> that are housing focused in nature, mobile mental health and substance abuse services, and weekly interdisciplinary meeting.

The County's ultimate goal of serving the chronically homeless is to place them in permanent housing. The 10 Year Plan does focus on the development of permanent supportive housing programs that include "housing first" models. Most of the programs include a combination of a rental subsidy combined with supportive services. The 10 Year planning goals include the continued development of housing stock and the need to expand local rental subsidies and apply for other federal and state funding sources that support the development of permanent housing solutions.

Specific steps to be taken during FY 2011 are described in the previous section on Funding Priorities.

- Susan's Place Safe Haven: \$12,500 AHIF Services for New Hope Housing to operate a home to provide stable housing for eight chronically homeless adults. Expected outcome: 8 individuals will be housed and provided wrap-around services.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

### **Homelessness Prevention**

Households who require immediate rental assistance to prevent an impending eviction are referred for prevention funding once an assessment is completed. Households can receive financial assistance from one of three organizations: (1) the County Bureau of Crisis Assistance and Financial Assistance which utilizes local funding, (2) the NVFS Homeless Prevention Program that utilizes state funding, and (3) Arlingtonians Meeting Emergency Needs (AMEN). There are also several community groups and religious organizations that also provide rental assistance to families and individuals on the verge of eviction, including the Hispanic Committee and Catholic Charities. One of the goals of the 10 Year Plan will be to develop a universal assessment that can be used by various agencies providing rental assistance so households will not have to be asked redundant questions but are in needs of the varying rental assistance funds.

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<sup>4</sup> The Emergency Winter Shelter is operated November 1<sup>st</sup> through March 31<sup>st</sup> of each winter year.

<sup>5</sup> Housing focused case management services were added as part of the 2009-2010 winter season. These services will continue to be utilized each winter year.

In addition to the above mentioned services, Arlington County began the implementation of the federally funded program Homeless Prevention Rapid Re-Housing Program (HPRP). A major aspect of this program is to provide rental assistance coupled with housing-focused case management services. Implementation of the program began on October 1, 2009 and will continue through FY 2011.

In FY 2011, it is anticipated that 425 households will receive funds to avoid eviction through the County's Emergency Needs, Carter-Jenkinson Fund, with another 1,650 receiving rental help through the Emergency Needs Daily Fund. This assistance is delivered by Arlingtonians Ministering to Emergency Needs, with a small portion coming from the Hispanic Committee of Northern Virginia.

In FY 2011, about 786 clients will receive shelter and utility assistance through the General Relief Emergency Assistance Program. This assistance is available through DHS social workers as a resource to prevent homelessness. A consumer can access the program once every six months, up to \$500 per request.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

### **Discharge Coordination Policy**

As part of Arlington County's 10 Year Plan to End Homelessness, a major goal with regards to prevention includes the need to develop discharge planning protocols with: (1) Arlington County jail, (2) local emergency hospitals, (3) DHS/Child and Family Services, and (4) with Virginia state mental health institutions. Memorandums of agreement (MOA) have been established with the Arlington County jail and with DHS/Child and Family Services. Additional MOAs will be established with the mental health institutions and an enhanced MOA is currently being worked on with the Virginia Hospital Center.

The Implementation Task Force has developed action steps to develop a medical and mental health jail discharge policy that will result in improved outcomes for homeless patients and ex-offenders.



### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.  
\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

The Community Development Needs Table 2A displays the priority non-housing community development needs for the next five years and annual goals, for which CDBG funds will be used. This includes countywide economic development and neighborhood-specific needs. Since the first tier of the NSA program (Neighborhood Focus Areas) is the only one eligible to receive CDBG-funded programs and services, Table 2A primarily reflects the five-year priority needs of that tier.

These priority needs are based on data gathered through the neighborhood needs analysis for the NSA re-designation process as well as community input through meetings and submission of CD proposals. The assignment of priority to each category was based on:

- the degree that the need would not be met by a County-funded program or service;
- the ranking of needs through survey tools and community meetings in the neighborhoods;
- the evidence of need in proposals submitted for Community Development Fund consideration; and

The following lists the County's Five-year objectives and annual outcome measures for community development through the NSA program and economic development for low income persons countywide.

- Improve physical conditions in NSAs.
  - ✓ Identify and prevent code violations and provide ways to resolve them.
  - ✓ Develop and implement physical improvements related to housing, energy conservation and public infrastructure.
  - ✓ Develop and implement opportunities for community beautification.

- Increase access to human services through the provision of information and service delivery.
  - ✓ Develop community events to inform residents about programs, and services.
  - ✓ Facilitate partnerships that expand and improve services.
  - ✓ Fund priority projects.
  - ✓ Provide technical assistance to increase access to human services.
  
- Increase participation in community affairs.
  - ✓ Develop community leaders through the Neighborhood College.
  - ✓ Facilitate resident education and advocacy initiatives.
  - ✓ Use existing venues and events to educate and inform residents about neighborhood improvement activities.
  
- Improve economic conditions of low and moderate income persons in the NSAs and county wide.
  - ✓ Provide job training and skills development opportunities that are accessible and affordable.
  - ✓ Provide services to remove barriers to employment.
  - ✓ Provide technical and financial assistance to reduce energy costs for low and moderate income persons.
  
- Foster micro enterprise development for low and moderate income business owners.
  - ✓ Provide technical and financial assistance to new or expanding businesses in appropriate language and format.

Housing Services Outreach staff will continue activities to increase resident participation in available services, improve property maintenance, improve the appearance of physical structures in NSAs. Promotion of Neighborhood College activities to residents countywide, including those from low and moderate income neighborhoods, will ensure that residents become involved in and stay informed about County activities and systems.

- Nauck Youth and Teens: \$22,000 CDBG to Community Association of Resources, Education, Enrichment, And Economics, Inc. (CARE) for improving self-esteem, reading skills, decision making and life skills, and awareness of cultural resources of 10 to 18 year-olds.

Expected Outcome: 150 youth will participate in the programs.

- Buckingham Youth Brigade: \$18,200 CDBG to BU-GATA to continue a program to encourage civic involvement, and develop leadership skills among youth and their families in the Buckingham NFA.

Expected Outcome: 15-20 youth will participate in the program.

- Greenbrier After School Program: \$15,000 CDBG to Greenbrier Learning Center to provide after school and summer enrichment to children ages 5-11 and strengthen parenting skills for families in NSAs.

Expected Outcome: 60 children and 25 parents will be served by the program.

### **Improve Economic Conditions**

#### **Small, Minority and Women-owned Business Enterprises and Section 3**

The County encourages small, minority and women-owned businesses to participate in all aspects of procurement. This is facilitated through education and outreach in several ways including, one-on-one counseling, business workshops and networking events in Spanish and English. MBEs and WBEs are encouraged to promote their services through registration with the County's Purchasing Agent and market their services to other County agencies and service providers.

The County is implementing a Section 3 policy that will cover all federally-assisted construction projects. In collaboration with the Arlington Employment Center and partner developers, opportunities to learn construction trades will be made available to eligible residents. The County will maintain a list of Section 3 certified contractors and the Arlington Employment Center will maintain a list of certified Section 3 trainees and track their progress.

#### **Employment Training and Microenterprise Activities**

The County provides training opportunities for very-low and low income individuals at the Arlington Employment Center. It also partners with two nonprofits which respectively administer a micro-loan program/incubator and provide technical assistance to new small businesses. The County also addresses the day-laborer situation in the County by partnering with the Shirlington Employment and Education Center which is wholly dedicated to this issue.

- Small Business Assistance: \$50,000 CDBG to Business Development Assistance Group (BDAG) for counseling on business creation, retention and expansion County-wide, with special emphasis in Nauck, Buckingham, Pike Village Center and Columbia Heights West NSAs. Expected Outcome: Seven businesses will be assisted with start-up and 4 businesses would be assisted to expand.

- Microenterprise Loan Program: \$55,500 CDBG to Ethiopian Community Development Council's Enterprise Development Group for staff costs and loan/loss reserve to operate a micro-loan program and assist eligible clients in small business incubator. Expected outcome: 10 loans will be made.
- Shirlington Employment and Education Center (SEEC): \$100,000 CDBG, and \$104,275 County General Funds to SEEC for staff and program support to continue employment services to day laborers congregating on South Four Mile Run Drive. Expected Outcome: Services will be provided to 100 people per month to find employment.
- NSA Employment and Training: \$89,535 CSBG, \$120,774 CDBG and \$74,465 unprogrammed CDBG to the Arlington Employment Center (AEC)/County Department of Human Services to continue employment and support services to low income residents County-wide. Expected outcome: 154 will be assisted through one of the different programs offered.

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

In FY 2011 the County's Anti-Poverty Strategy is to continue to support State and County efforts to move low income persons and families from welfare dependency to economic self-sufficiency or to enable clients to achieve the maximum level of independence for which they are capable. The Arlington County Department of Human Services (DHS) spearheads several 'anti-poverty' programs and in FY 2011, DHS will continue to administer the following programs that help low income households:

- Virginia Initiative for Employment (not) Welfare (VIEW) and Temporary Assistance to Needy Families (TANF)
- Medicaid/Family Access to Medical Insurance Security (FAMIS)
- Food Stamp and the Food Stamp Employment and Training Program (FSET)
- Housing Grants and Section 8 (rental assistance)
- Transitional and Supportive Housing rental assistance
- Home Energy Assistance
- Refugee Cash Assistance
- Community Service Block Grant (*administered by CPHD*)
- Homemaker and Adult Day Care Contract Program
- Emergency Shelter Grant Program (Crisis Assistance Bureau/CAB)

- Homeless Programs
- One Stop Career Center

One important strategy undertaken by the County is implementation of the Homeless Prevention and Rapid Re-Housing Program. This model for intervention and collaboration among service providers is intended to prevent homelessness and address issues related to poverty. This strategy will be continued.

For FY 2011 a budget request has been made by the 10 Year Plan Implementation Task Force to the Arlington County Board to ensure maintenance of the safety net by increasing the FY 2011 budget over the FY 2010 budget as follows:

- Housing Grants:
  - ✓ Increase in housing grant funds to support an approximate growth of 11% annually
  - ✓ Increase the benefit level for housing grants to 90% of the Fair Market Rent in order to reduce the rent burden on low-income families.
  - ✓ Add a new category for homeless working individuals who now reside in shelters because of insufficient income to afford housing
- Permanent Supportive Housing
  - ✓ Additional funds are needed to support persons with disabilities in scattered site apartments; the program consistently maintains a waiting list of 26 households
- Additional year-round shelter
  - ✓ There is a need to convert the Emergency Winter Shelter to a year-round shelter to meet the needs of many homeless individuals living on the street

VIEW, the County's primary anti-poverty program, is a time-limited, goal-oriented program that provides temporary cash assistance to needy families while assisting families toward economic self-sufficiency through child support and work. In FY 2011, DHS expects to serve an average of 250 families a month for the TANF program and 125 new clients during the year in the VIEW program.

One important action DHS has implemented in the effort to reduce poverty was co-locating many of the client services in one location and developing a team concept in providing services. This can have several benefits including streamlining services and being able to identify the need for comprehensive or wrap around services to serve families in need. Many of the on-site services available to help families move toward achieving economic self sufficiency are as follows: assessments (career, disability, mental health, substance abuse etc.); therapy/treatment; job/career guidance; job readiness training; skills training; high school/GED/secondary education; job placement; transportation assistance; parenting

training; child care & before/after school; clothing assistance; housing assistance; emergency services transition assistance; and client incentives.

In response to the current challenging economic conditions, the County provided increased levels of support for key assistance programs such as employment services, food and shelter. Additionally, DHS staff intake and assessment system was enhanced and a public awareness campaign was initiated. It is anticipated that this “safety net” initiative will continue and additional services and supports are expected to be required during FY 2011.

In addition to these ongoing programs and initiatives, the County’s five-year plan to address poverty includes three major goals based on priority needs. The following strategies would be pursued in FY2011:

Financial Literacy: Establish a common set of standards for literacy programs serving low and moderate income residents and populations at risk of being homeless. A sub-committee of the 10 Year Plan to End Homelessness is working towards identify common components of financial literacy training which would guide programs delivered by providers.

Workforce Training: A variety of job training opportunities to meet the needs of low and moderate income residents would be explored and training options expanded to include preparation for “green jobs”; work closely with area employers to facilitate placement into employment

Energy Conservation: Increase awareness of energy conservation measures through educational workshops for residents and strengthen partnerships with various organizations to identify affordable programs that would benefit low and moderate income residents. It is expected that several multifamily and single homes will receive energy audits and /or improvements that will lower heating and cooling costs

### **Community Services Block Grant (CSBG)**

The Community Services Block Grant Program is in the third year of administration by the Housing Division of the Department of Community Planning Housing and Development and is aimed at the population in poverty. Household eligibility for the grant is based on federal poverty guidelines. The federal poverty threshold for a four person household is \$26,500 for 2009. According to US Census, 2007 ACS data approximately 4.5 percent of Arlington families live in poverty. Work will continue to more specifically assess the size and needs of this population. The following programs are funded through CSBG and are aimed at the very low income population in the County:

- Community Involvement in Re-Entry: \$20,000 to Offender Aid and Restoration (OAR) to develop partnerships with the faith community to establish a program to support ex-offenders to re-enter the community.

Expected Outcome: 800 clients assisted; 20 faith communities pledge at least \$500 annually.

- Immigration Legal Services: \$20,000 to Just Neighbors Ministry to provide legal clinics to immigrants to assist them to obtain work authorizations, achieve family unification, and to resolve domestic violence cases.

Expected Outcome: 20 low income residents of NSAs secure work authorization; 6 immigrants dealing with domestic violence adjust immigration status, and 16 families are unified.

- Immigrant Legal Counseling for Employment: \$20,000 to Virginia Justice Center to provide legal assistance and information concerning fair treatment for immigrant workers.

Expected Outcome: 78 receive information on workers' rights and referrals; and 30 receive legal representation.

- Arlington Food Assistance Center: \$20,000 to Arlington Food Assistance Center to purchase equipment and food supplies for low income families.

Expected Outcome: 180 families receive food assistance.

- Dental Link: \$33,000 CSBG to NVFS to use CDBG funds for case management services to secure dental services for low income persons who are unable to access dental care.

Expected Outcome: 350 persons will receive referrals to dentists.

- Project Discovery: \$30,000 CSBG and \$30,000 matching State Funds to Arlington's DHS to use CSBG funds as match for State Project Discovery funds to provide academic support and college campus visits to low income high school juniors and seniors.

Expected Outcome: 52 youth will participate in the program.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Arlington County estimates that there are approximately 371 individuals and families who have a housing and supportive service need. The breakdown of subpopulations such as persons with mental illness, persons with physical disabilities, families experiencing homelessness and youth aging out of foster care can be found in the Non-Homeless Special Needs Table.

It should be noted that the FY 2006-2010 Consolidated Plan stated that the number of individuals who needed supportive housing was 400. Since then, the County has established its Permanent Supportive Housing (PSH) program. PSH serves individuals and families with disabilities and youth aging out of foster care who need a subsidy and supportive services in order to obtain and maintain an apartment. To date, there are 120 households that are served through PSH. 96% of PSH households stay in their housing for at least one year. The goal for the Permanent Supportive Housing program is to serve 425 households.

Arlington's Five-Year Supportive Housing Plan, adopted in 2005, has produced 160 apartments to date. Another 97 units are in development and an additional 26 in predevelopment. Arlington's five year goal is to produce the 262 additional units required to achieve the County's overall goal of 425 supportive housing units. The chart below depicts the current inventory.

**Units in Available Inventory, Jan. 2010:**

Supportive Housing Sponsor	# units
AHC, Inc.	54
Arlington Partnership for Affordable Housing (APAH)	14
Wesley Housing Development Corporation (WHDC)	16
Paradigm	23
Kettler Management	6
Robert Pierre Johnson Housing Development Corporation	10
Bozutto	5
A-SPAN	18
Community Residences	7
Dittmar	6
New Hope Housing	3
Total	163

**Supportive Housing Units under Development or Predevelopment, Jan. 2010**

Sponsor	Project & Type	# units
Volunteers of America	Mary Marshall/ Assisted	52



	Living	
APAH	Views of Clarendon Buchanan Gardens Permanent Supportive Housing (PSH)	24
RPJ	Triangle/Affordable Efficiency Project	26
AHC, Inc.	Macedonia & Jordan Manor PSH	9
Telesis	Buckingham Village III (PSH)	12
Total		123

Actions will be undertaken in FY 2011 to develop the additional supportive housing units required to meet the Supportive Housing goal of 425 units. DHS will continue to use the three basic housing strategies recommended in the Supportive Housing Plan and described in detail in the Five Year Consolidated Plan:

- Encourage **small-scale supportive housing project** development for various subpopulations, including youth aging out of foster care, young adults with serious emotional disturbance, homeless adults with serious mental illness or substance abuse, and formerly incarcerated persons. This strategy includes development of the Mary Marshall Assisted Living Residence, which will be under construction in the 1<sup>st</sup> quarter of 2010 and a 20+ unit Single Person Efficiency (SPE) or Affordable Efficiency (AE) project.
- Dedicate a **portion of Committed Affordable Rental Units** supported by County funds that would be designated as supportive housing and linked to rental assistance subsidies.
- Commit a **portion of affordable rental units negotiated through the County's Site Plan** process that would be set aside as supportive housing and linked with Section 8 project-based rental assistance or the County's Housing Grants Program.

### Resources Available

A variety of Federal, State, and local public and private resources are potentially available to fund Arlington's supportive housing initiative. These are described in detail in the Five Year Consolidated Plan and FY 2011 allocations are described in the Citizen Summary.

### Housing Opportunities for People with AIDS

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

HOPWA funds are awarded to metropolitan areas with populations of 500,000 or more that have at least 1,500 AIDS cases, based on data from the Centers for Disease Control and Prevention (CDC). These funds can be used for housing assistance and related supportive services for persons with HIV/AIDS. In the DC metropolitan area, the administering agency is the Northern Virginia Regional Commission. The administering agency submits the application for annual funds.

It is projected that 10 individuals will receive this rental assistance in FY 2011.

## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
<b>PROVIDE DECENT HOUSING.</b>						
H1	Afford.	Housing development	APAH	\$100,000 (CDBG)	County-wide	100 units
H1	Afford.	Housing Development	RPJ	\$100,000 (CDBG) and \$33,000 un-programmed CDBG	County-wide	25-40 units
H1	Afford.	Housing Development Fund	County	\$ 66,472	County-wide	TBD
H1	Afford.	Housing Development	TBD	\$980,921 (HOME)	County-wide	10 units
H1	Afford.	Rehab and Development Architectural Services	TBD	\$ 30,000	County-wide	400 units
H2	Avail./Acc.	Volunteer Home Repair	RPJ	\$41,000 (CDBG)	County-wide	27 units
H2 CD1	Avail./Acc.	Home Improvement Program	AHC, Inc.	CDBG Program Income	County-wide	15 units
H2	Avail./Acc.	Barrier Removal	AHC, Inc	CDBG Program Income	County-wide	10 units
H2	Avail./Acc.	Single Family Program Delivery Costs	AHC, Inc	\$175,000 (CDBG) + \$115,000 from Single Family Program revolving funds	County-wide	See HIP, Barrier Removal, MIHOP
H4	Avail./Acc.	Achieve Your Dream Homebuyer Workshops	AHOME	\$40,500 (CDBG)	County-wide	40-50 families
H4	Avail./Acc.	Foreclosure Prevention	AHOME	\$7,500 (AHIF Services)	County-wide	65 families
H4 CD1	Avail./Acc.	MIHOP	AHC, Inc	CDBG Program Income and carryover funds	NFAs	3 units
H4	Afford.	AHC Homeownership Administration	AHC, Inc	\$100,000 (CDBG) + \$66,000 MIPAP program income	County-wide	See MIPAP and MIHOP

5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
H4	Afford.	Moderate Income Purchase Assistance (MIPAP)	AHC, Inc.	Revolving Loan funds	County-wide	12 families
H4	Avail./Acc.	County Home Ownership program	County HD	\$109, 707 (CDBG)	County-wide	See AHOME and

Avail./Acc.: Availability/Accessibility  
 Afford.: Affordability  
 Sustain: Sustainability

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## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

						MIPAP
HM4	Avail./Acc.	Housing Counselor	NVFS	\$38,200 (CDBG)	County-wide	120 families
HM2	Avail./Acc	Adopt-a-Family/Lifeworks Programs	AACH	\$28,400 CDBG	Countywide	20 families
HM2	Avail./Acc	Housing Locator	A-SPAN	\$45,000 (AHIF Housing Services)	Countywide	60 families
HM2	Avail./Acc.	Volunteer Coordinator	A-SPAN	\$35,000 (CDBG)	County-wide	20 individuals
HM2	Avail./Acc	Assistance for Friends of Guest House	Friends of Guest House	\$20,000 (AHIF)	County-wide	20 clients
HM2	Avail./Acc	Financial Independence Literacy	Doorways	\$30,000 (AHIF Housing Services)	NEA	30 families
HM4	Avail./Acc.	Susan's Place Safe Haven	New Hope Housing	\$12,500 (AHIF Services)	TBD	8 individuals
HM2	Avail./Acc.	Rent Assistance/Case Management	County-DHS	\$113,000 (HOPWA)	County-wide	11 families

5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
<b>CREATE ECONOMIC OPPORTUNITY.</b>						
CD5	Avail./Acc.	Small Business Technical Assistance	BDAG	\$50,000(CDBG)	County-wide	7 businesses
CD5	Avail./Acc.	Microenterprise Loans	ECDC	\$55,500 (CDBG)	County-wide	10 loans
CD4	Avail./Acc.	Employment Services	SEEC	\$100,000 (CDBG), \$104,275 General fund	County-wide	100 workers/month
CD4	Avail./Acc.	Employment and Training	AEC	\$120,774 (CDBG), \$74,465 unprogrammed CDBG, and \$89,535 (CSBG)	County-wide	154 persons

Avail./Acc.: Availability/Accessibility  
 Afford.: Affordability  
 Sustain: Sustainability

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## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
<b>CREATE SUITABLE LIVING ENVIRONMENT.</b>						
H2/ CD1	Sustain.	Housing Services Outreach	County HD	\$182,921 (CDBG)	NFAs ; NEAs & NOAs and committed affordable units	12 w/shops;5 events
CD4	Avail./Acc.	Immigration Legal Service	Just Neighbors	\$20,000 (CSBG)	NFAs and NEAs	20 persons, 16 families
CD4	Avail./Acc.	Immigrant Legal Counseling for Employment	Legal Aid Center	\$20,000 (CSBG)	NFAs and NEAs	90 individuals
CD2	Avail./Acc.	Nauck Youth Programs	CARE	\$22,000 (CDBG)	Nauck NFA	150 youth
CD2	Afford.	Greenbrier Afterschool Program	Greenbrier Learning Center	\$15,000 (CDBG)	County-wide	60 children, 25 parents
CD2	Avail./Acc.	Buckingham Youth Brigade	BuGATA	\$18,200 (CDBG)	Buckingham NFA	15-20 youth

Avail./Acc.: Availability/Accessibility  
 Afford.: Affordability  
 Sustain: Sustainability

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## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

COUNTY-WIDE SERVICES						
5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
CD-2	Avail./Acc.	Community Involvement in Re-Entry	OAR	\$20,000 (CSBG)	County-wide	800 clients; financial partnering with 20 faith communities
CD-2	Avail./Acc.	Dental Link	NVFS	\$33,000 (CSBG)	County-wide	350 persons
CD-2	Avail./Acc.	Food Program	AFAC	\$20,000 (CSBG)	County-wide	35 families
CD-2	Avail./Acc.	Project Discovery	DHS	\$30,000 (CSBG + state funding)	County-wide	52 youth

OTHER OBJECTIVES						
5-Year Obj. #	Outcome Category	Activity	Organization	Amount and Source	Service Area	Expected Accomplishment
		Planning and Administration	County HD	\$420,899 (CDBG)+ \$6000 (CSBG); \$22,048 (HOME)	N/A	N/A
		HOME Administration	County HD	\$104,350 (HOME)	N/A	N/A
		Capacity Building for CDBG/CSBG subrecipients	County AED	\$30,000 (CDBG unprogrammed)	County-wide	3 organizations

Avail./Acc.: Availability/Accessibility  
 Afford.: Affordability  
 Sustain: Sustainability

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# FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

## FY 2011 PROJECT DESCRIPTIONS

### HOUSING DEVELOPMENT

**Housing Development:** Arlington Partnership for Affordable Housing (APAH) for staff and related program delivery costs to develop multi-family housing for low and moderate income households. Additional funds for acquisition and rehabilitation could be requested from CDBG, the state, AHIF and/or private lenders when a project has established feasibility.

**Housing Development:** Robert Pierre Johnson (RPC) for staff and related program delivery costs to develop multi-family housing for low and moderate income households, including supportive housing for persons with special needs. Funding for acquisition and rehabilitation could be requested from CDBG, the state, AHIF and/or private lenders when a project has established feasibility.

**Housing Development:** County's HOME allocation is used in combination with local funds to provide \$5.2 million for new construction, acquisition, and rehabilitation activities designed to improve and preserve the supply of affordable housing. The AHIF (Affordable Housing Investment Fund) utilizes private funds, Low Income Housing Tax Credits, tax-exempt and taxable mortgage revenue bonds to produce affordable housing projects with nonprofit and for-profit developers. Rehab and Development Housing Development Fund for architectural services and pre-development project costs to rehabilitate privately owned rental units for low and moderate income persons.

**Volunteer Home Repair Program:** Robert Pierre Johnson Housing Corporation (RPJ) for staff and related costs to manage two home repair programs, Rebuilding Together and Hearts and Hammers. Volunteers repair houses occupied by low and moderate income persons who are elderly or have disabilities.

**Home Improvement Program (HIP):** AHC, Inc. to provide to low and moderate income homeowners financial and technical assistance to rehabilitate their homes, with priority given to homes in Neighborhood Focus Areas (NFAs) and Neighborhood Enhancement Areas (NEAs). Revolving funds are sufficient to fund HIP activity in FY 2011.

**Barrier Removal Program:** AHC, Inc. to provide to low and moderate income persons with disabilities accessibility loans and grants for owner-occupied and rented dwellings. Revolving funds are sufficient to sustain program activity in FY 2011.

**Single Family Program Delivery:** AHC, Inc. to use AHC single family program income and CD funds to deliver single family programs.

## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

### HOMEOWNERSHIP PROGRAMS

**Achieve Your Dream:** Arlington Home Ownership Made Easier, Inc. (AHOME): to conduct outreach and provide workshops to eligible prospective home buyers to promote homeownership for low and moderate income and minority households  
**Foreclosure Prevention:** AHOME to counsel families and individuals who are in danger of foreclosure. Counseling provided in English and Spanish.

**Moderate Income Home Ownership Program (MIHOP):** AHC, Inc. to continue to acquire and rehabilitate deteriorated houses in NSAs and sell them to low and moderate income families. Program will utilize carryover funds and program income.

**Homeownership Program and Administration (MIPAP):** AHC, Inc. to use program income revolving fund and HOME funds for downpayment and closing costs for first time homebuyers. AHC to provide administration of homeownership programs that assist income-eligible households to become first-time homeowners.

**Homeownership Program:** County Housing Division staff and related costs to coordinate County homeownership efforts by providing program planning and management, information and referral, public education and outreach.

### SPECIAL HOUSING PROGRAMS

**Housing Services Outreach Program:** Outreach Team to provide housing inspections, counseling, education, clean-up events, and technical assistance to residents of NSAs to improve their homes and neighborhood conditions to residents of NSAs to care for and improve their homes and neighborhood conditions.

**Housing Counselor:** Northern Virginia Family Service (NVFS) for part time counselor to assist low-income households facing eviction or seeking housing.

**Adopt-A-Family/Lifeworks Programs:** Arlington/Alexandria Coalition for the Homeless (AACH) to provide case management and employment services to families leaving Sullivan House shelter and moving into independent housing.

**Partnership for Family Stability:** Arlington/Alexandria Coalition for the Homeless to provide staff and administrative costs for pilot program to identify at-risk families and prevent foreclosure or homelessness.

**Volunteer Coordinator:** Arlington Street People's Assistance Network (A-SPAN) to hire volunteer coordinator to manage and recruit volunteers.



## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

**Housing Locator:** Arlington Street People's Assistance Network (A-SPAN) to continue homeless prevention and rapid re-housing initiative by assisting families and individuals to retain/obtain housing and/or utility connections.

**Susan's Place Safe Haven:** New Hope Housing will operate home to provide stable housing for eight chronically homeless adults.

**Rent Assistance and Case Management Services:** County DHS will use HOPWA (Housing Opportunities for Persons with Aids) to assess clients and develop service plans, as well as provide rent assistance.

**Financial Independence Literacy:** Doorways to implement a pilot financial literacy program for tenants at APAH's Columbia Grove Apartments, to reduce debt and manage finances.

### ECONOMIC DEVELOPMENT PROGRAMS

**Small Business Assistance:** Business Development Assistance Group (BDAG) for counseling on business creation, retention and expansion County-wide, with special emphasis in Nauck, Buckingham, Pike Village Center and Columbia Heights West NSAs.

**Microenterprise Loan Program:** Ethiopian Community Development Council's Enterprise Development Group for staff costs and loan/loss reserve to operate a micro-loan program and assist eligible clients in small business incubator.

**Shirlington Employment and Education Center (SEEC):** Staff and program support to continue employment services to day laborers congregating on South Four Mile Run Drive.

**NSA Employment and Training:** Arlington Employment Center (AEC)/County Department of Human Services to continue employment and support services to low income residents County-wide.

### NEIGHBORHOOD STRATEGY AREA SERVICES

**Immigration Legal Services:** Just Neighbors Ministry for on-site legal clinics to help immigrants apply for and receive work authorization, family unification and to obtain assistance with domestic violence issues.

**Immigrant Legal Counseling for Employment:** Virginia Legal Aid Center to provide legal assistance and information regarding fair treatment for immigrant workers.

**Nauck Youth and Teens:** Community Association of Resources, Education, Enrichment, And Economics, Inc. (CARE) for self-esteem, life skills, and awareness of cultural resources of 10 to 14 year-olds.

## FY 2011 CDBG, HOME, HOPWA, CSBG and AHIF Services Projects

**Buckingham Youth Brigade:** BU-GATA to continue a program to encourage civic involvement and develop leadership among youth and their families in the Buckingham NFA.

**Greenbrier After School Program:** Greenbrier Learning Center to provide after school and summer enrichment to children and families in NSAs.

### COUNTY-WIDE SERVICES

**Community Involvement in Re-Entry:** OAR to use CSBG funds to assist ex-offenders and to develop a partnership with the faith community that will lead to support for OAR clients.

**Dental Link:** NVFS to use CDBG funds for case management services to secure dental services for low income persons who are unable to access dental care.

**Food Program:** Arlington Food Assistance Center to use CSBG funds for equipment and food products for low income families.

**Project Discovery:** Arlington's DHS to use CSBG funds as match for State Project Discovery funds to provide academic support and college campus visits to low income high school juniors and seniors.

### ADMINISTRATION AND PLANNING

**CDBG Administration and Planning:** County Housing Division staff to: a) administer the Community Participation Plan for the CDBG Program, including staffing CDCAC; b) conduct outreach to low and moderate income and multi-cultural communities; c) manage the CDBG program in accord with the priorities detailed in the Consolidated Plan, including City of Falls Church Cooperation Agreement; d) implement overall CDBG program planning and development; and d) monitor program performance and assess program effectiveness in producing desired outcomes.

**HOME Administration:** County Housing Division/Housing Development staff to manage HOME program, provide technical assistance, and facilitate financing of affordable housing development.

**Capacity Building for CDBG/CSBG Subrecipients:** Arlington Economic Development (AED) program for organizational assessment and technical assistance to increase capacity of nonprofit subrecipients delivering direct services to low and moderate income clients.



ATTACHMENT 3



## **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING (AI)**

Department of Community Planning, Housing &  
Development

April 2010

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# Introduction

## What is the AI?

The Analysis of Impediments to Fair Housing (AI) is an assessment of how laws, government policies, real estate practices and local conditions affect the location, availability and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws. It is also required by the U.S. Department of Housing and Urban Development (HUD) to receive federal funding. The last one was done by Arlington County in 2005<sup>1</sup>.

The analysis includes examining *impediments* and *barriers* to fair housing choice:

- An impediment to fair housing choice is any action, omission, or decision which is intended to or has the effect of restricting a person's choice of housing on the basis of race, color, religion, sex, disability, familial status or national origin. Such a limitation to fair housing choice constitutes housing discrimination.
- This AI defines barriers to housing choice as factors that limit a person's choice of housing, such as housing supply and location, physical accessibility of housing, zoning for group homes, source of income, accessibility of prime financing, and limited English proficiency.

## Why an AI?

Housing is a fundamental human need. The ability to find housing which best suits individual or family needs can make a major difference in the ability to pursue personal, educational, employment, and other goals. Because housing choice is critical, Arlington County government is, and long has been, committed to ensuring that all current and prospective residents have full access to the broad range of housing options available in the community.

Fair housing choice is the ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, handicap, familial status, or national origin.

Title VIII of the Civil Rights Act of 1968, as amended, makes it unlawful to discriminate in any aspect related to the sale, rental or financing of dwellings (or in the provision of brokerage services or facilities) in connection with the sale or rental of a dwelling because of race, color, religion, national origin, sex, families with children, and persons with handicaps. State law extends coverage to discrimination on the basis of elderliness. The County's Human Rights Ordinance adds elderliness, marital status and sexual orientation as protected classes.

## Methodology

Housing Division staff of the Department of Community Planning, Housing and Development worked in conjunction with the Human Rights Office to analyze data, documents, plans, current

<sup>1</sup><http://www.arlingtonva.us/departments/CPHD/Documents/1587final%20AI%20pdf.pdf>

programs and practices, identify barriers to fair housing choice, and develop strategies for ameliorating impediments and affirmatively furthering fair housing.

Fair housing complaints, cases and tests are one indicator of the presence of impediments to fair housing choice, indicating the presence or absence of housing discrimination. Staff obtained fair housing complaint data from HUD's Philadelphia Fair Housing and Equal Opportunity (FHEO) office, the Virginia Fair Housing Office and the County's Human Rights Office. The Human Rights Office also provided data from its fair housing testing conducted in the years 2005 to 2008.

There are a number of additional variables that can become barriers to housing choice. Housing choice is the ability to choose from a variety of housing types in locations throughout the County. Staff examined some of these variables by analyzing demographic data, geographic patterns and trends in lending. The demographic data consisted of 2000 Census data and annual population projections developed by the Planning Division. Home Mortgage Disclosure Act (HMDA) data provided information on lending activity specific to the County and to the Washington, D.C. Metropolitan Area.

In addition to analyzing the quantitative data, staff reviewed County planning documents, strategies, policies and ordinances to determine their direct or indirect impact on housing choice. Staff also evaluated County programs that provide housing choice and opportunities to Arlington residents. Some of these programs include the Affordable Housing Investment Fund (AHIF) which loans local dollars to developments with affordable housing, the Housing Choice Voucher Program, Housing Grants, homeownership programs, and supportive housing programs.

County staff also received public input from a number of sources. There was a Consolidated Plan Community Forum in the fall. See Appendix A for specific information and feedback about the AI breakout group at the Forum. A public website was created (<http://conplan.arlingtonapps.com/>) to provide more opportunities for public comment. Information about the Consolidated Plan and the AI was disseminated in the bi-monthly housing newsletter, *Housing Online*. Also, County staff met with various community leaders, interested residents, and relevant commissions to receive input.

## Structure of the Fair Housing Report

The fair housing report has five main sections. The first section analyzes demographic and housing trends, including issues related to racial segregation and housing for people with disabilities. The second section discusses the Affordable Housing Goals and Targets that are pertinent to fair housing. The next section describes fair housing in Arlington, including testing and complaint data, and the court case in Westchester County, NY. Section four looks at four barriers to housing choice in Arlington: awareness by tenant and owners about rights and responsibilities, physical and language accessibility, insufficient housing subsidies, and poor credit histories, criminal backgrounds, and/or various sources of income. Each barrier is discussed in depth and recommendations are subsequently proposed. The final section included a conclusion and the Fair Housing Plan. See Appendix B for the full Fair Housing Plan.

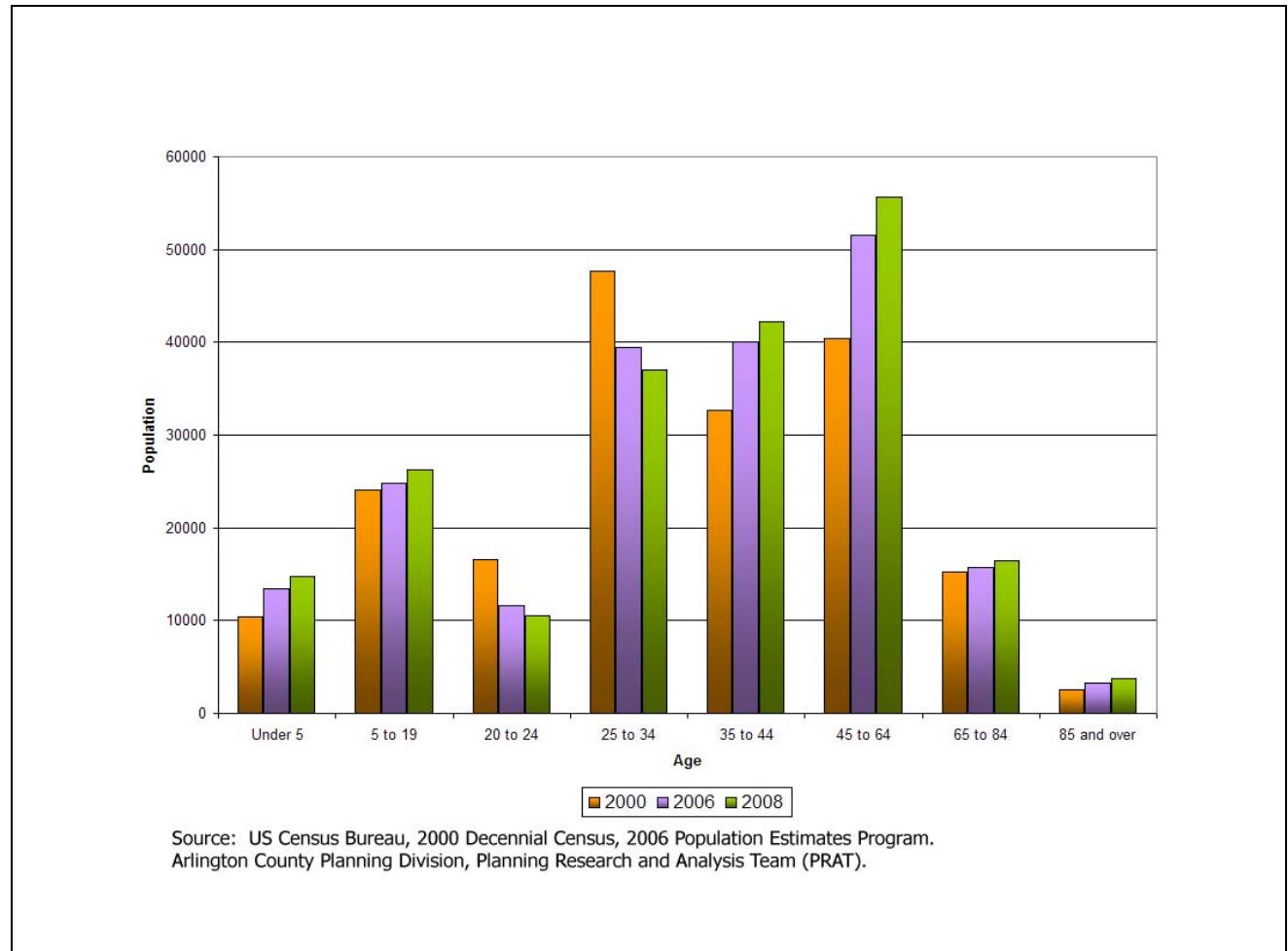


## Demographic and Housing Profiles

## The Changing Face of Arlington

As of January 1, 2009, Arlington's estimated population was 209,300, reflecting a 10.5% increase since 2000. It is among the most densely populated jurisdictions in the country with 8,112 persons per square mile. Arlington's population is racially, ethnically and culturally diverse. In 2007, approximately 35% of its residents were Hispanic/Latino, African- American, Asian or multi-racial and almost 26% of residents were born outside the United States. The County's public school children speak 95 languages and hail from 128 countries. Arlington residents are among the most highly educated in the nation. In 2007, about 68% of adults age 25 and older held a bachelor's degree or higher and over 38% held a graduate or professional degree<sup>2</sup>.

The graph below shows how the age demographic of Arlington County residents has changed over the last eight years, particularly among 25 to 64 year olds. As Arlington County ages, the demand for age-appropriate housing will grow as the aging population tends to desire smaller and more accessible units.



<sup>2</sup> [Profile 2009](#)

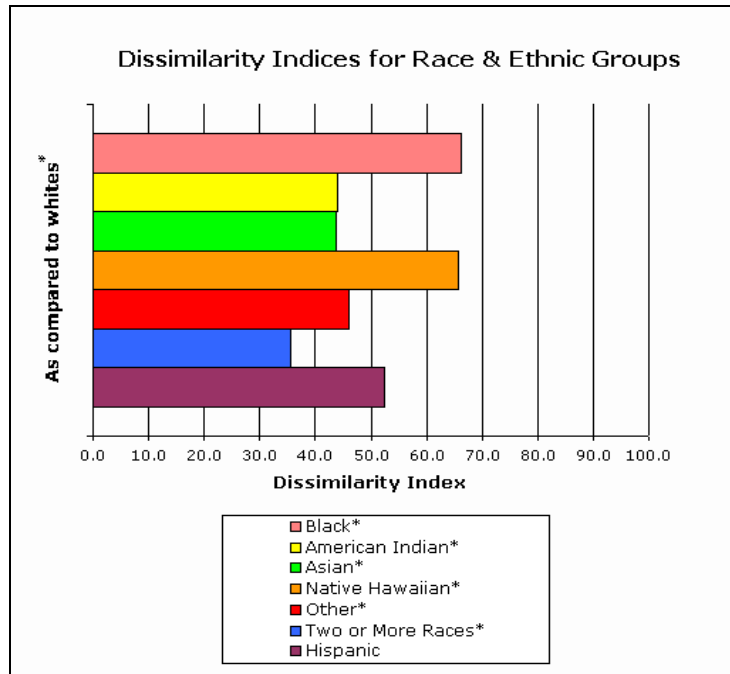
## Segregation: Census 2000 Dissimilarity Indices<sup>3</sup>

Segregation and isolation are indicators of inequality in residential areas. A strong community requires interaction and discourse between individuals of different backgrounds and viewpoints. The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods within a city or metropolitan area. It can range in value from 0, indicating complete integration, to 100, indicating complete segregation. In most cities and metro areas the values are somewhere between those values.

The dissimilarity index measures the relative separation or integration of groups across all neighborhoods of a city or metropolitan area. If a city's white/black dissimilarity index were 65, that would mean that 65% of white people would need to move to another neighborhood to make whites and blacks evenly distributed across all neighborhoods. Thus, the higher the dissimilarity index, the greater the degree of residential segregation. According to the Lewis Mumford Center, a value of 60 or more indicates a high level of residential segregation, 40 to 50 a moderate level and less than 30, a low level.

The chart shows the dissimilarity index for the *Washington, D.C. Metropolitan Region*. (See Appendix C for the data table). About 50% of the white people around the region would have to move to be evenly distributed with Hispanic people, and about 65% of white people would have to move to be evenly distributed with black people around the region. These data show that regionally black people and white people are slightly more racially segregated than Hispanic people and white people. However, for the purposes of Arlington County, efforts to discourage racial segregation should focus on the integration of all three of these racial categories.

<sup>3</sup> Source: William H. Frey and Dowell Myers' analysis of [Census 2000](#); and the [Social Science Data Analysis Network \(SSDAN\)](#).



\* Non-Hispanic only.

## Housing Trends

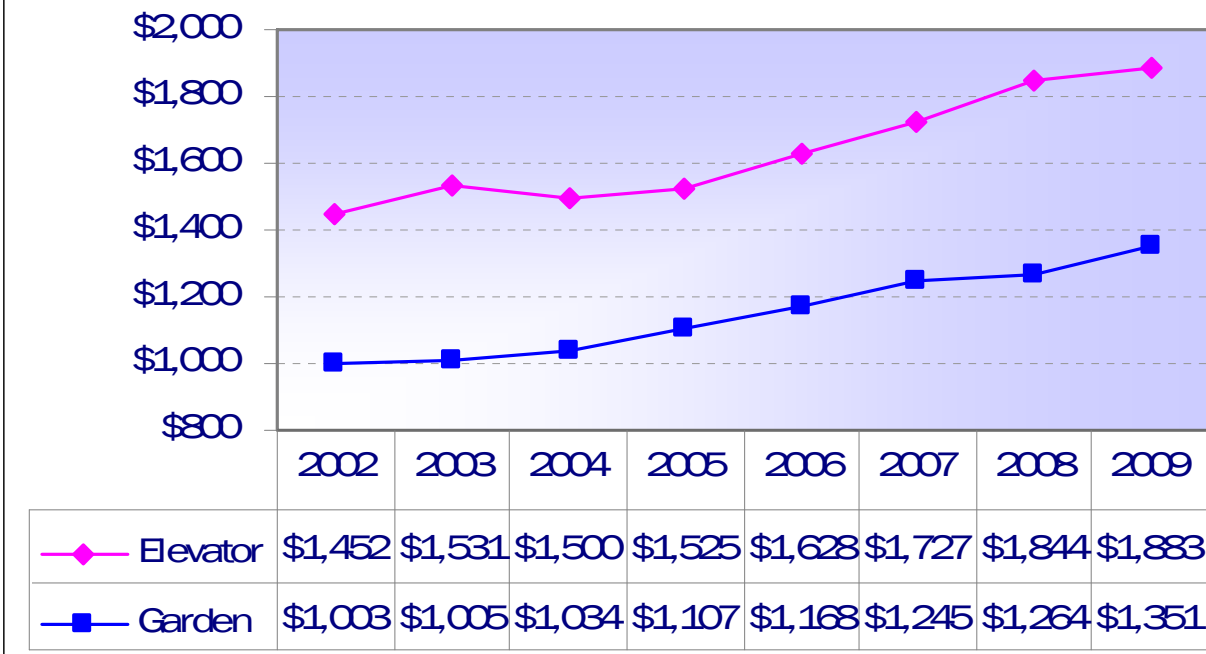
Three of the largest barriers to fair housing choice are the supply, location, and accessibility of affordable housing. This section will examine market trends that effect these barriers and what the County is doing to address these conditions.

Arlington County's highly desirable location due to its proximity to Washington, DC, job opportunities, public transportation, and a high level of services, has created a demand for housing and continues to make Arlington a strong housing market. The overall vacancy rate for apartments decreased slightly to 2.8% in 2008, reflecting a tight rental market.

In recent years, there has been a significant reduction in the number of housing units affordable to families earning less than 60% of area median income (AMI) due to rents rising faster than incomes, redevelopment, and condo conversion. In 2000, a unit at the average rent required an income of 52% of AMI; in 2008 and in 2009, it required 67% of AMI. (The HUD-estimated median family income for a family of four for the Washington Metropolitan Statistical Area (MSA) for 2009 was \$102,700.)

The 2009 County-wide average rent increased by \$63 per month to \$1,711, an increase of 4% over 2008. The average rent for elevator building units increased 2.1%, while the average rent for all garden apartments units increased 6.9%. (Elevator rents may be artificially high since rent concessions of two months were not uncommon marketing tools in the past two years.)

## Rents Continue to Increase



(Source: Arlington County Housing Division, 2008 Targets Report)

The median sales price for the time period of September 2008 – July 2009 was \$670,000 for a single-family home and \$367,000 for a condo, compared to \$715,000 and \$388,000 respectively for the time period from June 2007 to August 2008. (Median home price data is from the Housing Division analysis of data from the County's Real Estate records.)

## Housing for People with Disabilities

The Fair Housing Act requires housing providers to make reasonable accommodations for persons with disabilities. A reasonable accommodation is a change in rules, policies or practices, and physical design, where the need for such a change is related to one's disability. For example, a landlord must accommodate a person who is visually impaired and uses an assistive animal by modifying the "no-pets" policy, unless the landlord can show that such an accommodation is an undue burden or would cause a fundamental alteration in the housing provided. Another example would be accommodating the on-site presence of residential support staff and creation of a small office area within the resident's apartment for use by support staff.

National studies estimate that one in every five people may have a chronic disabling condition. This could translate into over 40,000 people in Arlington, including the elderly, with intellectual and physical disabilities. There is also anecdotal evidence that only about 1/3 of the accessible units in Arlington County are being occupied by people who need them.

Nationally, there is a critical shortage of accessible, adaptable or universally designed housing that meets the needs of the community including those with disabilities and those who may become disabled. A 2005 report by the Technical Assistance Collaborative, Inc. found that

nationally “non-elderly adults with disabilities live in 35% to 40% of the 6 million households with worst case needs.”<sup>4</sup> The Illinois Assisted Housing Action Research Project found that “nearly 30% of persons with disabilities had income levels below poverty in 2005.”<sup>5</sup> Assuming these statistics apply nationwide, consideration must be given to focus on the needs confronted by this group and to develop strategies to overcome their barriers to fair housing. The 2008 Annual Affordable Housing Goals and Targets report identifies the need for more units designated to serve persons with disabilities. Currently, approximately 5% of all CAFs are accessible.

## Olmstead and ADA

The 1999 U.S. Supreme Court ruling in *L.C. & E.W. vs. Olmstead* interpreted the Americans with Disabilities Act (ADA) to mean that states must provide services "in the most integrated setting appropriate to the needs of qualified individuals with disabilities." The Court ruled that two nursing home residents should be allowed to live in the community. The Olmstead decision means that a person with a disability should have the opportunity to live in the community with the least restrictive setting, e.g., if they chose to live in an apartment rather than a group home while matching their service needs and choices they should still have this option. The ruling directs states to make “reasonable modifications” in programs and activities to facilitate broader housing options for persons with disabilities.

In spite of the long successful community integration of group homes providing support for people with disabilities with positive community acceptance, the State of Virginia Community Integration Implementation Team and the Advisory Commission became aware of the continued early opposition to proposed group homes throughout the Commonwealth. On November 20, 2009, the Commission distributed information to all chief local government officials, local human services officials, and local government attorneys about Virginia's laws. The Commission provides educational and awareness information to assist localities in complying with these laws.<sup>6</sup> Group homes in Arlington will be further addressed in a later section of the AI.

The primary goal of Arlington County's Aging and Disability Services agency's programs is to promote the maximum level of independent functioning of persons with physical and sensory disabilities. Services are oriented toward providing the support needed for persons to remain safely in the community and to prevent unnecessary or premature institutional placements. Similarly, Behavioral Healthcare agency programs promote maximum independent living in the community for persons with serious mental illness, thereby preventing unnecessary and restrictive institutional placements. The objective is to help these individuals become productive Arlington residents who are integrated into the community.

<sup>4</sup> <http://www.tacinc.org/Docs/HH/HiddenHousingCrisis.pdf>

<sup>5</sup> [http://www.uic.edu/cuppa/voorheesctr/Publications/IHARPFinalRpt05\\_07.pdf](http://www.uic.edu/cuppa/voorheesctr/Publications/IHARPFinalRpt05_07.pdf)

<sup>6</sup> See <http://www.olmsteadva.com/> for more information.

## Affordable Housing Goals and Targets

## Relationship to Fair Housing

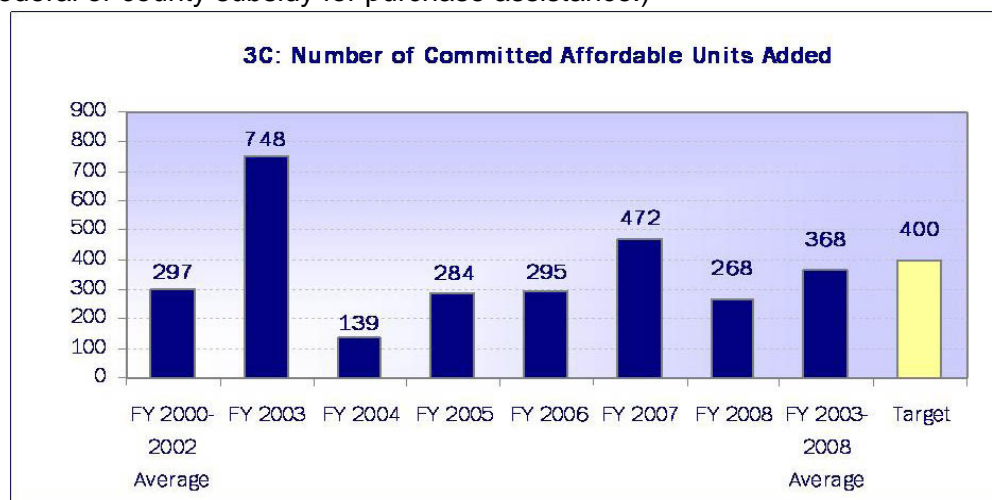
In December 2000, the County Board adopted nine housing goals and continues to actively monitor progress toward these goals. In 2003, it established numerical targets for each of the goals and receives an annual report on performance toward each target. Arlington's Affordable Housing Goals and Targets address a number of issues that further the interests of the community via fair housing, including increasing the committed affordable rental supply, eliminating housing discrimination, increasing assistance to persons with disabilities, providing permanent housing for the homeless, increasing minority homeownership, distributing committed affordable units, and increasing the number of family-sized housing units. Refer to "[Annual Affordable Housing Targets Report for Fiscal Year 2008](#)" for more information. The Targets establish a long term vision of where the County ideally would like to be and provide a quantitative way to measure our progress.

Two Affordable Housing Goals are particularly relevant to fair housing. Goal #3 is to permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing. Goal #6 is to distribute committed affordable housing within the County, neighborhoods, and projects.

## Committed Affordable Units (CAFs)

Many minority groups that are protected classes (persons who identify themselves as Hispanic/Latino, African- American, Asian or multi-racial) are often also low-income. Based on this, it can be inferred that a barrier to housing may be a simple lack of affordable housing. To address the affordable housing supply as a barrier to fair housing choice, County Target 3C aims to help maintain the supply of affordable housing by assisting an average of 400 net new CAFs per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers.

A total of 268 CAFs were added during fiscal year 2008. The average annual number added from the base year of fiscal year 2003 through fiscal year 2008 is 368. The number of new CAFs in any given year relates to opportunities in the market. (Rental CAFs typically serve households with incomes below 60% AMI for 30 years. Owner-occupied CAFs are units that receive federal or county subsidy for purchase assistance.)

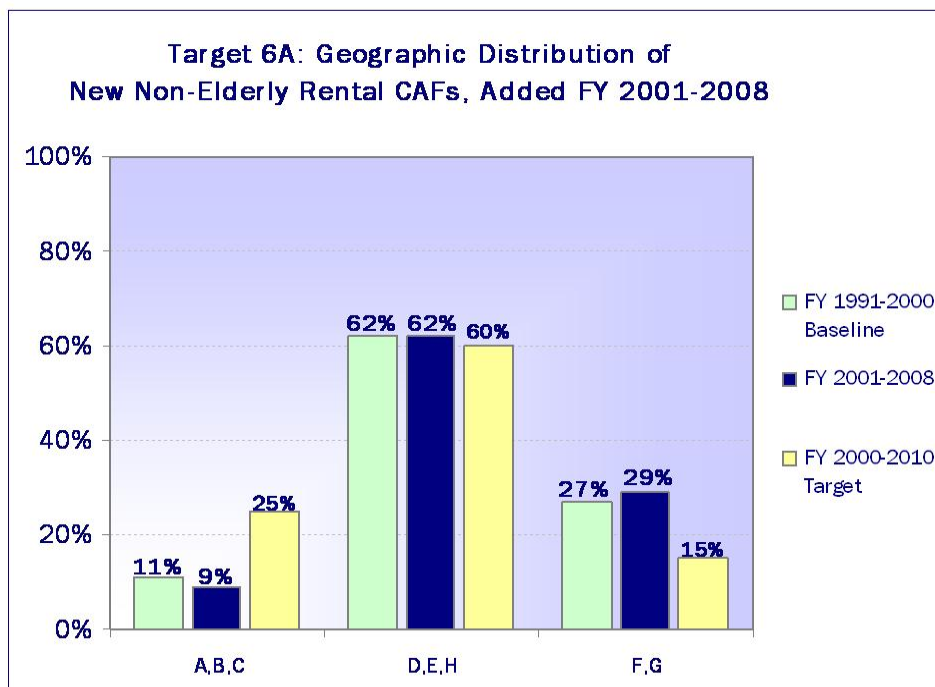


(Source: Arlington County Housing Division, 2008 Targets Report)



## Geographic Distribution

Disproportionate geographic distribution of affordable housing is also a barrier to fair housing choice. County Goal #6 is to distribute committed affordable housing within the County, neighborhoods, and complexes, based on eight Neighborhood Service Areas (NSAs). Refer to Appendix D for a map of the NSAs. The chart shows the County's progress towards reaching its goal of a more even geographic distribution of CAFs.



(Source: Arlington County Housing Division, 2008 Targets Report)

Another way to look at the geographic distribution of affordable housing is to look at the north-south distribution of CAFs and MARKS. Even though a majority of the market rate affordable housing (MARKS) in Arlington County is south of Route 50, a majority of the CAFs is located north of Route 50. See Appendix E for a map of Arlington County CAFs.

## Fair Housing

## Fair Housing in Arlington

Preparing this AI is the first step to a Fair Housing Plan. The next step is the identification, with broad citizen participation, of a list of actions to eliminate or mitigate the negative impacts of specific impediments. Actions identified to address the barriers to fair housing will be included in the approved AI and will provide the fair housing strategy for the County's FY 2011-2015 Five Year Consolidated Plan, being developed now

### Enforcement (Laws, Agencies)

Federal, state and local laws all prohibit housing discrimination. The Federal Fair Housing Act outlaws discrimination in renting or purchasing a home or financing a home mortgage based on race, color, religion, national origin, sex, familial status, and handicap (disability).

The federal, state and local governments all share a role in the creation and enforcement of fair housing laws. In addition, each level of government enforces its ordinances/laws, conducts activities to affirmatively further fair housing and accepts complaints on housing discrimination.

In addition to the protected classes in the Federal law, the County's Fair Housing Ordinance adds marital status, age and sexual orientation. The County Ordinance provides a range of fair housing enforcement options comparable to the Federal law. Arlington's ordinance, however, is not substantially equivalent to the Federal law. For example, the local Ordinance does not provide a complainant with the option of free legal representation following a reasonable cause determination (i.e., when the investigation shows a preponderance of evidence that discrimination occurred). Complainants have the option to file with all three offices.

### Complaint Data

A person who believes he or she is a victim of housing discrimination can choose to file a fair housing complaint through the U.S. Department of Housing and Urban Development's (HUD) Fair Housing and Equal Opportunity (FHEO) office, the Virginia Fair Housing Office, or Arlington County's Human Rights Office (HRO). Typically, when a complaint is filed with an agency, a case is opened and an investigator begins an investigation into the allegations of housing discrimination on the basis filed.

It may be difficult for housing seekers to discern if discrimination is taking place. The number of complaints filed is limited by one's ability to recognize discrimination and willingness to pursue the complaint process. As a result, information filed by complainants may not be a valid indicator of discrimination in a jurisdiction.

For fiscal year 2008 (July 2007 - June 2008) two housing complaints were filed out of 38 (5%) total human rights complaints. Both complaints were determined to have "no cause" and were disability related. (If, after a thorough investigation, HUD finds no reasonable cause to believe that housing discrimination has occurred or is about to occur, HUD will issue a determination of "no reasonable cause" and close the case). HRO received 49 inquiries (questions about housing which did not end in filing complaints) out of 300 (16%) total inquiries.

From July 2008 - April 2009, HRO received 4 housing complaints out of 65 (6%) and 31 inquiries out of 320 (10%). Three of the four complaints have been determined to have “no cause” and the fourth was withdrawn.

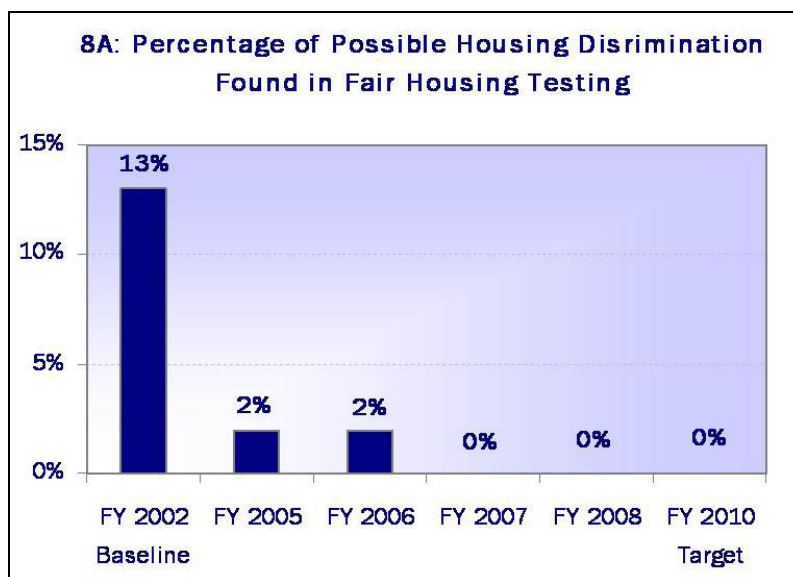
Over the last 10 years, housing complaints typically comprise about 5% of total HRO complaints and 10% of the inquiries. Most housing complaints in the last few years are based on disability, specifically related to parking or other accessibility issues. Others are related to landlord eviction of tenants based on tenant behaviors but perceived by tenants to be based on race or ethnicity.

## Testing Data

Fair housing testing is a method to determine whether or not a home seeker is disparately treated in his or her search for housing. This is done by pairing two testers who are matched equally as possible to each other except for race, national origin, or familial status, or other categories. The characteristics that relate to obtaining housing, such as income, employment background and prior housing history, are matched as closely as possible. Personal characteristics such as marital status and number of children are also matched where appropriate.

The results of fair housing testing are a critical means of judging equal opportunity of housing choice in an area. Testing can help to determine if there is a tendency toward unequal opportunities for the protected classes. In 2000, the County’s Human Rights Office began conducting 100 annual fair housing tests through a contract with Fair Housing Management Consultants (FHMC). Oversight of the testing project is conducted by the staff of the Human Rights Commission.

Goal #8 of Arlington County’s Goals and Targets is to ensure, through all available means, that housing discrimination is eliminated. Target 8 intends to eliminate all incidents of possible housing discrimination by fiscal year 2010, as verified by annual fair housing testing. The County achieved its fiscal year 2010 target of “no findings of possible discrimination” in its fiscal years 2007 and 2008 fair housing testing.



(Source: Arlington County Housing Division, 2008 Targets Report)

Due to budget constraints imposed by County revenue reductions and the fact that fair housing testing has resulted in 0 findings of discrimination for the last two years, fair housing testing will now only occur every three years as opposed to annually. The next fair housing testing will occur in FY2011. If discrimination is found to have increased in 2011, the County may return to testing on an annual basis.

## Westchester County, NY Case

Westchester County, NY entered into a desegregation agreement that would settle a lawsuit by an antidiscrimination group pertaining to its efforts to affirmatively further fair housing. This case is relevant to Arlington County as it highlights the increased awareness about fair housing, particularly as it relates to the geographic distribution of affordable housing units and desegregation. The New York Times reported on August 11, 2009 that a Federal District Court

“concluded that Westchester made little or no effort to find out where low-income housing was being placed, or to finance homes and apartments in communities that opposed affordable housing...the county admitted that it has the authority to challenge zoning rules in villages and towns that in many cases implicitly discourage affordable housing by setting minimum lot sizes, discouraging higher-density developments or appropriating vacant property for other purposes. Westchester agreed to “take legal action to compel compliance if municipalities hinder or impede the county” in complying with the agreement.”

Arlington has and is making strides to geographically distribute committed affordable housing (CAFs) and reduce segregation. Arlington has multifamily zoning in both the northern (Lee Highway, Clarendon-Wilson Boulevards) and southern (Columbia Pike, Shirlington, Route 1) sections of the County. Opportunities for more CAFs have been and are being pursued in all of these areas<sup>7</sup>. Further, Goal #6 of the Affordable Housing Goals and Targets aims to distribute CAFs throughout the County. Specifically, it strives to add more CAFs in the north where there traditionally have been fewer MARKS and reduce the percent of CAFs in the south where traditionally there have been more MARKS. Achieving this goal will further desegregate Arlington County. Also, The County aims to also disperse CAFs within projects. Target 6B calls for 2/3 of new large non-elderly projects to have less than ½ of their units serving households with incomes below 60% of the median income.

The decision highlights that affirmatively furthering fair housing (AFFH) certification is not a formality, rather a substantive requirement that demands an AI be conducted, appropriate actions taken to further fair housing, and the analysis be documented. The Court also found that income cannot be used as a proxy for race. Providing housing for low-income minorities may improve the housing stock, but may not do much to change patterns of discrimination or segregation. Analysis of where the housing was placed would need to be completed as well.

HUD has also begun to reexamine the meaning and requirements of affirmatively further fair housing. The concepts and requirements of AFFH have not always been clear. Some

<sup>7</sup> See Appendix E County-wide CAFs map.

jurisdictions have not taken the requirements of AFFH seriously because of the lack of clarity and because HUD has rarely enforced the requirement. Rarely, if ever have jurisdictions had CDBG funding withheld because of violating AFFH standards. HUD has begun to take public comments about AFFH, and it appears that HUD is moving towards more clearly defining what affirmatively furthering fair housing means, what it requires, and how compliance will be enforced.

Barriers to Housing Choice:  
Awareness by Tenants and Owners about  
Rights and Responsibilities

## Subprime Lending by Income and Race

Access to mortgage credit enables residents to own their homes. Access to refinancing and home improvement loans allows them to keep older houses in good condition. This access provides home ownership opportunities, helps prevent blight, keeps residents vested in their communities and builds wealth through housing assets. Full service local lenders, that do not have predatory lending characteristics, have traditionally served residents and businesses and are one of the main elements that keep neighborhoods stable.

Predatory lending is unfair, deceptive, or fraudulent practices of some lenders during the loan origination process. It can result in various long-term and far-ranging community problems. The immediate consequences of predatory lending are high mortgage costs, unfavorable terms, and elevated foreclosure/delinquency rates. Long term consequences include credit damage, deteriorating/blighted neighborhoods, family instability, and ultimate homelessness.

A subprime lender provides products to borrowers whose credit status does not meet the underwriting requirements of traditional government-backed or conventional lenders. Predatory lending occurs primarily in the subprime mortgage market, which grew rapidly during the housing boom. According to a 2007 report by the Center for Responsible Lending, a national nonprofit that works to eliminate abusive financial practices, the subprime share of all mortgage originations between 2003 and 2006 increased from 8% to 28%.<sup>8</sup>

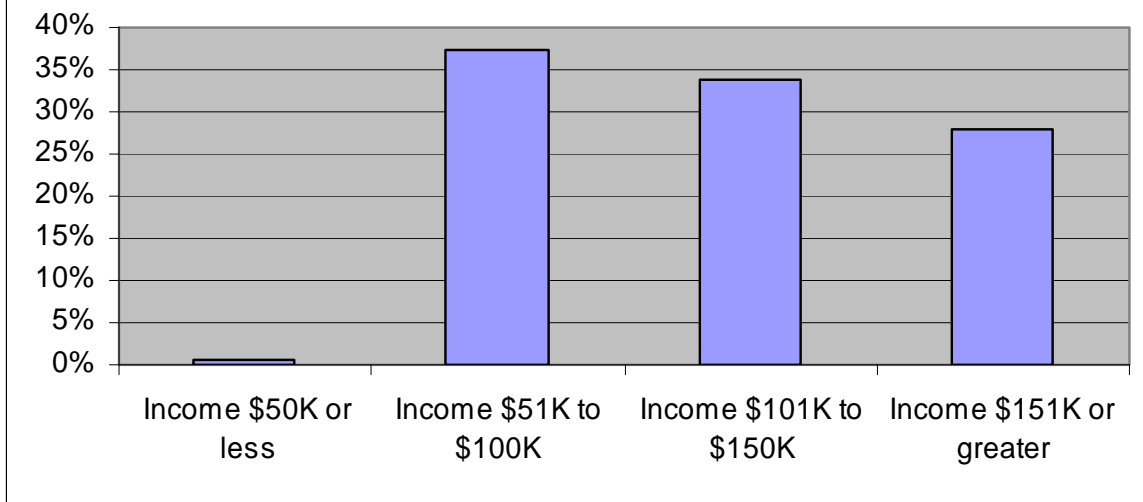
The charts below show the income and race of borrowers of high cost mortgages (first-lien loans<sup>9</sup>) in Arlington. In Arlington, most high cost mortgages loans went to Hispanic borrowers who had an income between \$51,000-\$150,000/year.

<sup>8</sup> <http://www.responsiblelending.org/mortgage-lending/tools-resources/a-snapshot-of-the-subprime.html>

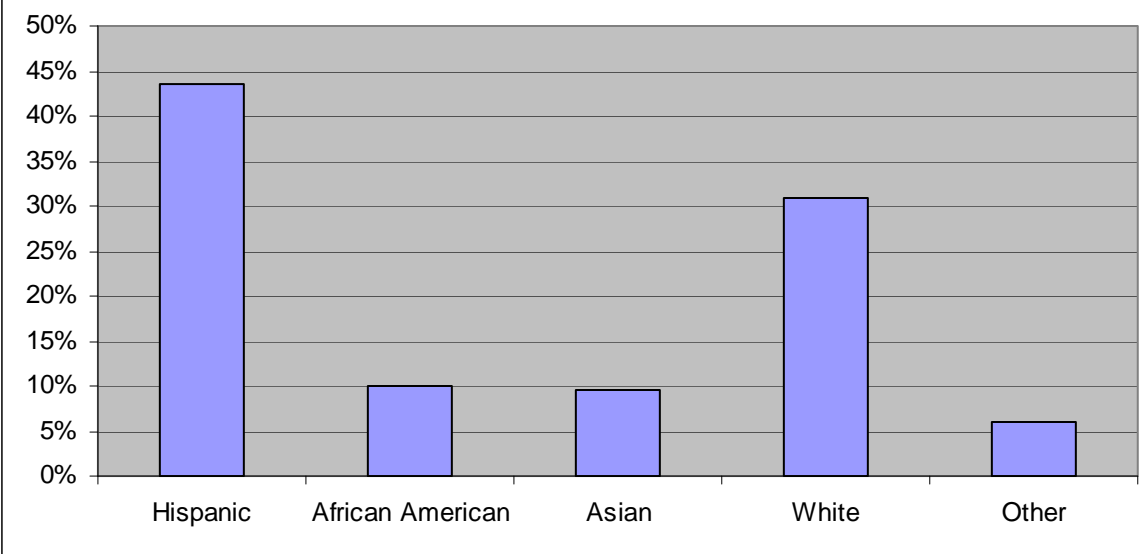
<sup>9</sup> "A first lien loan is the mortgage placed on the home before any other loans are taken out. It is usually the loan you use to buy the home and may be the largest loan on the home. The lender of a first lien loan has first claim on the home in the case of default.." [http://www.smartrefinance.net/loan\\_sources.html](http://www.smartrefinance.net/loan_sources.html)



### Arlington High Cost Mortgages 2006 (Income)



### Arlington High Cost Mortgages 2006 (Race)



(Source: Arlington County Planning Division, Planning, Research and Analysis Team (PRAT))

## Foreclosures

The foreclosure crisis has serious fair housing implications. Predominantly minority neighborhoods have historically experienced high levels of housing discrimination. After years of both overt and covert discrimination, some portions of the mortgage industry began to target minorities for subprime loans as the demand exploded for securitized mortgages on secondary markets. Minority borrowers received a much higher percentage of subprime loans than did whites. As it turned out, a large percentage of these subprime loans, often with adjustable interest rates, proved toxic for many borrowers causing a high default rate. Therefore, minority

neighborhoods have been hard hit by the foreclosure crisis because of the high number of subprime loans they received. Foreclosures can reinforce traditional patterns of housing segregation.

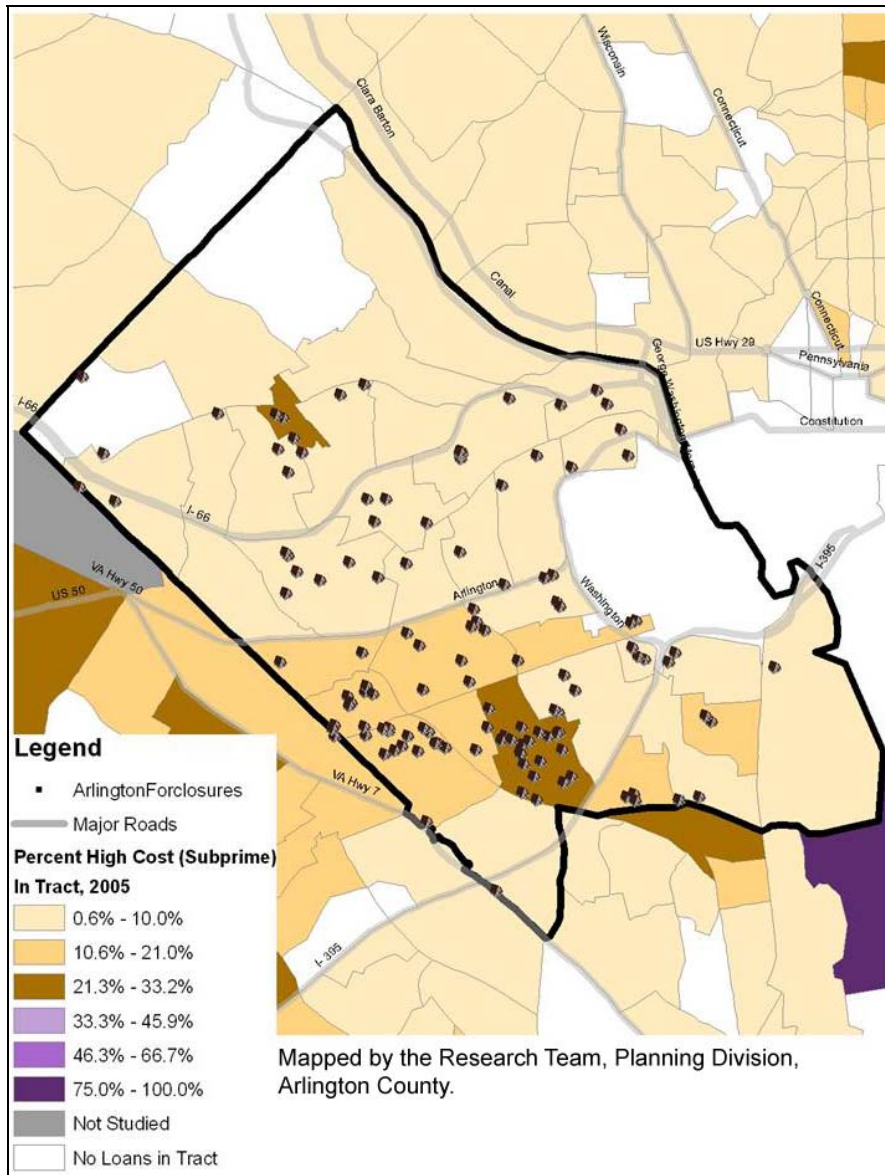
Arlington County has the lowest foreclosure rate in the Washington, DC region. The total number of foreclosures for Arlington County, according to Arlington County Real Estate Assessments, was 28 in 2006, 140 in 2007, 305 in 2008, and 195 through August, 2009. The foreclosures are concentrated in the western and southern parts on the County.

Foreclosure Rates for Arlington and the Region:

<b>Jurisdiction</b>	<b>Foreclosures</b>	<b>Jurisdiction</b>	<b>Foreclosures</b>
Arlington	1/1185 homes	Fairfax City	1/141 homes
Alexandria	1/862 homes	Loudoun	1/118 homes
Fairfax	1/309 homes	Prince William	1/95 homes

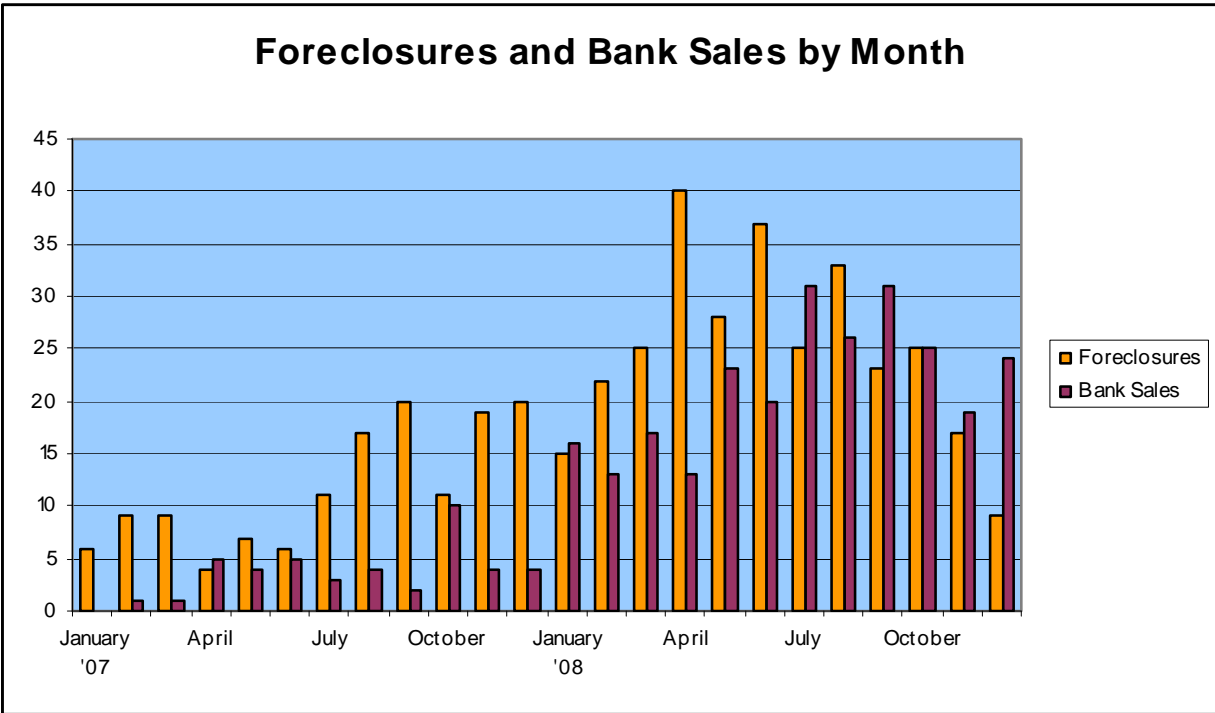
(Source: RealtyTrac, December 2008. *Foreclosure listings include Pre-Foreclosure, Auction and Bank Owned Properties*)

Most recent foreclosures are in areas of Arlington County where subprime lending occurred two or three years ago. On the map below, the dots represent foreclosures and the darker colors indicate higher rates of subprime lending. The foreclosures constitute settlements from 2007 and the subprime loans were issued in 2005.



(Source: Arlington County Planning Division, Planning, Research and Analysis Team (PRAT))

The Arlington real estate market remains strong as these foreclosures are not remaining vacant. Seventy percent of these foreclosures have been rapidly resold into the private market at slightly reduced prices. The chart below shows the foreclosures and subsequent bank sales from 2007 and 2008. Each bank sale represents a previously foreclosed property that has been repurchased in the private market. Bank sales have recently increased because the data often lags two to three months after the actual foreclosure date. Foreclosures peaked in April 2008 with a monthly total of 40.



(Source: Arlington County Real Estate Assessments Division)

## Recommendations

The barrier to housing choice is that some tenants and owners are not fully aware of their rights and responsibilities.

It is recommended that the County increase outreach to and education of tenants and owners about rights and responsibilities

- Expand tenant-landlord program, housing fair, housing coordination, and foreclosure prevention in Housing Services.
- Conduct an education campaign on predatory lending, focusing efforts on County neighborhoods that are vulnerable to predatory lending. Actively distribute HUD's [citizen guides](#) on how to identify and avoid unfair lending practices, and file a complaint.
- Provide housing and credit repair education to households on Section 8 - HCV and Housing Grants waiting lists.
- The Human Rights Office (HRO) and the Department of Community Planning, Housing, and Development (CPDH) develop annual fair housing and AI workshops to educate the community and receive feedback. Hold a Latino specific forum related to fair housing, discrimination, and service access.

Barriers to Housing Choice:  
Physical and Language Accessibility

## Accessible Housing

Two other aspects of fair housing for people with disabilities are whether there are sufficient physically accessible housing units available and their respective levels of accessibility.

The percentage of units in a multifamily building which must be accessible varies according to the type of funding involved. In Arlington, newly constructed apartment complexes of 20 or more units are required by Building Code to have 2% (and a minimum of one unit) "Type A" accessible units. The Arlington County Board often requires more than 2% for site plan projects and many new developments are producing 5%-10%. This increase is partially due to competition for Federal Low Income Housing Tax Credit financing.

The 2006 International Building Code defines three types of units of varying levels of accessibility: "Accessible" (with the most demanding accessibility requirements), "Type A" (units with a high level of accessibility - especially in kitchens and bathrooms), and "Type B," which is accessible to many persons and easy to adapt (i.e. they are already reinforced for grab bars, kitchens are wide enough for wheelchairs, etc.). All new units in elevator buildings must be at least "Type B" accessible, which is accessible for many persons and easily adaptable (i.e. they are already reinforced for grab bars, kitchens are wide enough for wheelchairs, etc.). If federal funding is used via the Community Development Block Grant (CBDG) or HOME programs, a different standard requires that 5% of the units be accessible and 2% be accessible for persons with hearing or visual disabilities. If Federal Low Income Housing Tax Credits are used via the Virginia Housing Development Authority (VHDA), 4%-10% of the units are required to be accessible if the developer is getting accessibility bonus points.

There are also various standards for the type of accessibility. Local funding uses the International Code Council/American National Standards Institute (ICC/ANSI) standards for accessibility, creating the different "Type A" and "Type B" units. Federal funding requires compliance with Section 504 of the 1973 Rehabilitation Act, which is a slightly different standard for accessibility. The VHDA tax credit point scoring criteria for accessible units has two parts: standard Federal 504 requirements and Universal Design<sup>10</sup> concepts including roll-in showers, roll-under sinks, and front control ranges. However, Universal Design does not necessarily incorporate all of the requirements of 504 and it has no required standards of measurement for design and construction. Similarly, the American Association of Retired People's (AARP) Universal Design concept helps people age in place but does not make the unit accessible. Visitability<sup>11</sup> is yet another accessibility concept involving no step entrances, at least half bathrooms on the first floor, and accessible knobs and switches. Refer to Appendix F for more information comparing the accessibility standards for multifamily rental housing. The number of accessible units created and their level of accessibility should be consistent and match the need for those units.

Lack of information is another barrier. Tenants with disabilities are not always connected with the available accessible housing. Despite the availability of such resources as [www.accessva.org](http://www.accessva.org) and the Endependence Center, it is difficult for some tenants to find

<sup>10</sup> [http://en.wikipedia.org/wiki/Universal\\_Design](http://en.wikipedia.org/wiki/Universal_Design)

<sup>11</sup> <http://en.wikipedia.org/wiki/Visitability>

accessible housing and to determine its level of accessibility. Also, public education related to accessibility is lacking. Homeowners making additions would benefit by being informed on how to make their homes accessible, visitable, and adaptable.

## Limited English Proficiency (LEP)

LEP persons, as a result of national origin, do not speak English as their primary language and have a limited ability to speak, read, write, or understand English. In certain situations, failure to ensure that persons who are LEP can effectively participate in, or benefit from, federally assisted programs may violate Title VI of the Civil Rights Act of 1964's prohibition against national origin discrimination.

According to Arlington County's Limited English Proficiency Policy and Guidelines for Implementation, County departments are required to take reasonable steps to ensure that persons with limited English proficiency have access to programs, benefits, services and activities, regardless of federal funds. Some of the policy components are to translate critical documents necessary to access services and/or provide interpreter services, and to hire bilingual staff for positions where the ability to provide the direct service in other languages is essential.

The County has bilingual housing publications for both the Homeless Prevention and Rapid Re-housing Program (HPRP) and the local Housing Grants programs. As of April 1, 2010, staff is currently translating all Section 8, Real Estate Tax Relief, and Homeowner Grants (low-income homeownership stability) programmatic and outreach documentation to have it finalized for public dissemination at the May 8, 2010 housing fair.

According to the 2005-2007 American Community Survey, of all Arlington County residents five years and older, 11.5% (21,810) speak English less than "very well", 69.2% (130,698) speak English only at home, and 16.7% (31,510) speak Spanish at home. Based on demographic data obtained by subrecipients and the County, there is a large percentage of non-native speakers who access federally assisted programs in the County. Some of the services, like affordable housing, and foreclosure and subprime lending prevention, are centered in the southern and western parts of the County where there is a concentration of LEP persons. These services are critical to LEP persons in that they provide economic opportunities and stabilize communities. The cost to federally assisted subrecipients for providing language services can be high. This would include translation services, hiring multi-lingual staff members, and printing program information in multiple languages. Language access is a barrier in Arlington for some of the protected classes.

## Recommendations

The barrier to housing choice is that residents face physical and language barriers when seeking housing services.

It is recommended that the County improve physical and language accessibility.

- Enhance the process to identify available accessible units and marketing them.

- Explore having an Affordable Housing Goal and Target for accessibility. One Target should relate to accessible bathrooms (roll in showers; units on ground floor), and the other should address accessibility compliance.
- Quantify the need for accessible units in the County and strive for commensurate baseline accessibility standards for County supported units.
- Include principles of visitability and universal design in all new construction and rehabilitations. Create a local visitability certificate program possibly modeled after Montgomery County, MD.'s [Design for Life](#) program.
- Develop accessibility public education campaign and expand County staff accessibility training.
- The LEP tool (“check off sheet”) should be used for all programmatic outreach efforts by County staff and partners who administer housing programs. Ensure nonprofit partners provide multilingual versions of the Housing Choice Voucher application form and application forms for CAF rentals.
- Create a public service announcement (PSA) on Arlington TV in Spanish, Vietnamese and the other most prevalent non-English languages on affordable housing programs, the fair housing complaint process, and public services.
- Help create “Arlington Language Access Coalition,” a community group to oversee implementation of the Arlington Language Access Plan.
- Regularly update the County’s [LEP Plan](#). Prominently post each department’s LEP plan on the County website and provide progress reports on efforts to meet LEP goals. Create an LEP brochure to educate the community. Work with the regional language access coordinators group and the multicultural outreach network.
- Ensure that County outreach and program marketing publications pertaining to affordable housing and HUD-funded programs are available to County residents in multiple languages where appropriate to the needs of the consumers.



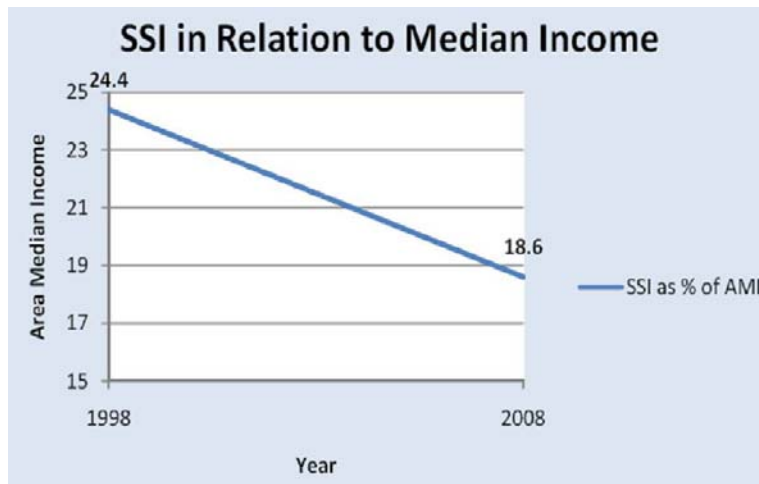
Barriers to Housing Choice:  
Insufficient Housing Subsidies

## Supportive Housing and Vouchers

Supportive housing combines housing with services (e.g. case management, residential support, independent living support) primarily for persons with a mental handicap and/or intellectual disability. Arlington County's Supportive Housing Plan, completed in January 2005, includes a comprehensive assessment of the need for affordable housing linked with support services, a summary of best practices appropriate for and financially feasible in Arlington, and a comprehensive five-year plan for developing a continuum of permanent supportive housing which identifies new financial resources. The five-year initiative aims to produce 425 new supportive housing units by the end of FY 2010. The County already has about 240 of these units committed. As housing development slows in the County with the current economic downturn, this goal may become more difficult to achieve.

Supplemental Security Income (SSI) is the federal income maintenance program that provides a base of support for people with significant and long-term disabilities who have virtually no assets or other sources of income. The pairing of supportive housing units with this income stream is essential to providing housing to people with disabilities.

Nationally, the monthly SSI benefit in relation to median income has decreased over the last ten years while the cost of housing has conversely increased relative to median income. This is illustrated below.



(Source: [Priced Out in 2008](#), by Cooper, Korman, O'Hara, and Zovistoski)

Locally, according to “Priced Out in 2008”, in Washington, Arlington, and Alexandria, SSI payments only equaled 11.1% of median income and it would take 177.6% times the SSI payment standard to afford a 1-bedroom apartment at HUD’s Fair Market Rent.

## Recommendations

It is a barrier to housing choice that Arlington’s lowest income residents lack sufficient resources for housing.

It is recommended that the County increase the number and value of the local Housing Grants.

- Work with the 10-Year Plan to End Homelessness Implementation Task Force to find new funding streams to increase Housing Grants.
- Expand Housing Grants’ eligible categories to include homeless singles.

Barriers to Housing Choice:  
Poor Credit Histories, Criminal Backgrounds,  
and/or Various Sources of Income

## Supportive Group Living (Group Homes)

A group home is a single family detached unit in which persons with a physical handicap, mental handicap, intellectual disability or developmental disability, not related by blood or marriage, reside on a long-term basis, with one or more resident counselors or staff persons. The purpose of such facility is to provide its occupants the benefits of normal residential surroundings to achieve optimal assimilation into the community. As treatment models evolve to serve different clients' needs (e.g. respite homes, crisis care, domestic violence households, post incarceration and re-entry homes, homes serving the elderly and/or physically disabled, et al.), Arlington needs to explore ways to create housing opportunities to serve these individuals.

Consistent with The Code of Virginia, the Arlington County Zoning Ordinance (ACZO) definition of family only permits groups of up to 8 unrelated persons (plus one or more resident counselors) with mental illness, intellectual disabilities, or developmental disabilities, which are licensed by the Virginia Department of Mental Health, Mental Retardation, and Substance Abuse. Such homes are commonly called "Group Homes", although are not defined as such within the ACZO. Group homes for persons with substance abuse are not included in the definition of family.

The ACZO would treat homes where more than eight people reside as an "institutional home" or a "dormitory. Both these uses require legislative approval through the Use Permit process. Common perception of the Use Permit process is that it is difficult and expensive to obtain. This perception makes it hard for programs such as safe havens<sup>12</sup> (low-barrier housing for chronically homeless), and homes for persons released from prison with non-violent offenses to operate in Arlington. Since the Commonwealth requires all land use related legislative processes to be subject to public hearings, an unfortunate by product of these public hearings is that a population of people are subject to a loss of confidentiality and privacy by disclosing their disability, thus creating an unintended barrier.

Consequently, the requirement to obtain a Use Permit could be a barrier to housing choice by limiting groups of 8 persons to those homes licensed by the Commonwealth. Some jurisdictions in Northern Virginia such as Fairfax County, Virginia, allow up to eight handicapped persons (as defined by Federal statute) without a Use Permit. (Refer to Appendix G for Fairfax's Group Residential Facility Zoning Ordinance).

The Federal Fair Housing Law interprets disability more broadly than Arlington County for group homes. A broader interpretation of disability would include people in substance abuse recovery programs (i.e. Oxford Houses, a federally chartered program where people in recovery live in groups to continue peer to peer support). Also, relaxing the "licensed program" language would allow more housing models such as safe havens to efficiently operate as a group home, better serving their clients and reducing expenditures.

<sup>12</sup> Susan's Place Safe Haven, operated by **New Hope Housing, Inc.** ([www.newhopehousing.org](http://www.newhopehousing.org)), is a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the street and have been unable or unwilling to participate in housing or supportive services.

## Source of Income

Residents who are seeking housing are sometimes refused because of selection criteria based on credit histories, criminal background checks, and/or sources of income. This section will examine these barriers.

According to Arlington's 2002 Housing Need Survey, persons with disabilities are particularly vulnerable and likely to pay over 40% of their gross income on housing. This situation is often due to underemployment and/or sole reliance on SSI, if they have any source of income. Housing subsidy and rental assistance may be available to them as part of a program such as the Section 8-Housing Choice Voucher (HCV) program, assistance from a service provider, or rental assistance from an Arlington Housing Grant. If a landlord does not accept these subsidies when determining applicant income eligibility, it can be an impediment to their housing choice and options.

Housing Opportunities Made Equal of Virginia (HOME) is a state wide nonprofit housing counseling and advocacy organization. According to its Source of Income Policy Brief<sup>13</sup>,

“Persons with fixed incomes such as social security, disability, and pensions can face additional challenges in their housing search due to income sources. A Virginia multi-regional HOME study found that when landlords were asked whether they would accept a Housing Choice Voucher (formerly “Section 8 Vouchers”), 82% of the landlords refused or discouraged acceptance of the voucher. A voucher holder may have good credit, a steady job, and references; however, as the law is currently written, landlords may reject Housing Choice Voucher holders even though they meet a landlord's selection criteria...

There is a disparate impact on families with children, the elderly, persons with disabilities, and single female headed households when source of income discrimination occurs. The elderly and persons with disabilities are presumed to live on fixed incomes...If a housing provider refuses to acknowledge government assistance such as Temporary Assistance to Needy Families (TANF) as a source of income, families with children are likely to be disproportionately affected. In the case of discrimination against Housing Choice Voucher holders, the same population is affected. According to data from HUD for Virginia, of the more than 50,000 vouchers administered between September 1, 2006 and December 31, 2007, 14% of all recipients were elderly, 57% were families with children, 54% were female headed households, and 28% were people with disabilities.”

The challenge is compounded in Arlington because the rental vacancy rate is low (2.8%). There is competition for vacant apartments and since landlords may have an unfavorable opinion of the program, voucher holders can be turned away.

<sup>13</sup> <http://www.phonehome.org/Portals/0/PDFs/source%20of%20income%20policy%20brief.pdf>

The Commonwealth of Virginia is currently working to create a new program called the Communities of Opportunity Tax Credit Program under the Neighborhood Assistance Act to incentivize landlords in “communities of opportunity” (defined as a census tract with less than 10% poverty) with a state income tax credit to accept HCV holders. This proposal has the potential to reduce the geographic concentration of voucher holders as landlords in low-poverty neighborhoods are offered incentives to accept HCV holders. The Communities of Opportunity bill passed the Virginia Senate Finance Committee and the full Senate during the 2009 session. However, neither version of the bill (House or Senate) was heard in the House Finance Committee. The proposed source of funding, the Neighborhood Assistance Program Act, was instead allocated to different programs. Moving forward, the 2010 version of the bill is structured to annually draw the residual funds from the Neighborhood Assistance Program (NAP) as opposed to funding the program through a ‘carve out’ of the NAP.

There are other barriers that can arise during the rental application process. A youth transitioning out of foster care and leasing for the first time may have no credit history and even the smallest debt can render them ineligible for housing. Offenders with criminal backgrounds ranging from minor offenses to felonies are often denied housing and are often ineligible for federally-supported housing and subsidies. Not being able to secure a lease further restricts them from accessing other local programs, such as Permanent Supportive Housing (PSH) and Housing Grants. Also, since offenders are often single men, whom are not disabled nor have minors in the family composition, they usually do not qualify for subsidies despite their incomes. People with disabilities also experience disparate treatment as their rental applications are sometimes ignored or delayed.

Landlords will utilize third party verification to conduct credit and background checks. When a background check is conducted, the third party verifies an applicant’s credit and criminal history and issues a recommendation. The landlord does not receive the information that led to the recommendation. This may result in the inability of the applicant to explain directly to the landlord reasons for poor credit, background issues, or a criminal history.

## Recommendations

It is a barrier to housing choice that individuals with poor credit histories, criminal records, and/or who use housing vouchers have limited housing choices.

It is recommended that the County work to limit housing barriers based on credit histories, criminal background checks, and source of income.

- Identify housing models that are currently excluded from the Arlington County Zoning Ordinance (ACZO) and explore amending ACZO to include these models.
- Develop a “Ready to Rent” program to help applicants avoid leasing barriers, possibly modeled after this [Portland, OR program](#).
- Require all landlords who receive AHIF to waive the minimum income requirement or base the minimum income requirement on the tenant’s portion of the rent, to the extent permissible under fair housing law.
- Work to expand the state fair housing ordinance to include source of income.

- More widely disseminate fair housing rental testing report and increase resident participation in the Arlington County Human Rights Commission fair housing process.
- Develop a master lease program/policy to reduce barriers in the rental application process.



## Conclusion

Many of the impediments and barriers to fair housing choice in Arlington County that are identified in this analysis were present in 2005 when the last AI was drafted. The strategies identified in the 2005 AI appear to have been effective in reducing the incidence of some types of discrimination. Because of this effectiveness, the 2009 Fair Housing Plan is a continuation of the many successful fair housing activities conducted since 2005. However, the analysis notes that since the 2005 AI, Arlington County has experienced demographic changes, adjustments in the housing market, and an economic downturn. These changes impacted fair housing by altering the nature of some impediments and creating new ones, as well as putting additional pressure on fair housing enforcement and education and outreach efforts. Fair housing program staff has had to reassess activities and make adjustments to keep pace with the changing times.

The impediments and barriers identified in the AI are classified in four general categories.

- Some tenants and owners are not fully aware of their rights and responsibilities.
- Residents face physical and language barriers when seeking housing services.
- Arlington's lowest income residents lack sufficient resources for housing.
- Individuals with derogatory credit histories or criminal records, or who use housing vouchers have limited housing choices.

The Fair Housing Plan, made up of the recommendations from this report, identifies specific strategies and actions to address these impediments and barriers. See Appendix B for the complete Fair Housing Plan.

# Appendices

## Appendix A

### Consolidated Plan Community Forum questions, comments

#### Discussion Groups and specific questions

1. Affordable housing, foreclosures, subprime lending, and language access
  - a. What can be done to produce more affordable housing?
  - b. What can be done to improve the geographic distribution of affordable housing in Arlington?
  - c. What can be done to spread the use of prime financing practices, especially among Hispanics?
  - d. What else can be done to decrease the number of foreclosures?
  - e. What more can the County do to improve language access?
  - f. What are specific activities related to service provision that would be improved with increased language access?
2. Vouchers, barriers based on source of income, criminal background checks, credit histories, housing for people with disabilities (accessible housing)
  - a. How can the value and number of vouchers (local and federal) be increased?
  - b. What more can be done to aid potential tenants who use housing vouchers, have a criminal record, or have bad credit?
  - c. What is the demand for accessible units? Are more accessible units needed? At what level of accessibility?
  - d. How can tenants that need accessible units be more quickly/easily connected to those units when they become available?

#### General questions

1. Which barriers are the most significant?
2. Were all barriers identified?

#### Fair Housing Plan (FHP) – Current Efforts, questions

1. How can the County's "Current Efforts" be improved?
2. What other strategies are needed for the FHP?
3. Of the current and proposed strategies, which are the highest priorities for the next five-year period?

#### Summary of comments

##### Consolidated Plan Forum

##### Group 1

*Topics: Affordable housing, foreclosures, subprime lending, language access*

- The implementation of the accessory dwelling (AD) ordinance should be improved. There are still too many barriers, e.g. cost, that limit widespread adoption.
- Free land, e.g. churches, schools, community centers, should be used more efficiently to create affordable housing.
- Show more support for the National Housing Trust Fund (NHTF).
- In negotiations with developers, units should be asked for more than money in lieu.
- Real estate tax relief should be increased for owners and developers of affordable housing.
- A higher proportion of state tax credits should go to Northern Virginia.
- Developer fees should be unrestricted for developers of affordable housing.

- New ideas are needed, possibly the creation of a public housing authority. Relocation plans should be stronger.
- There is a need for better inspections and code enforcement.
- To improve foreclosure prevention, flyers should be distributed with the names of non-legitimate and legitimate financing and counseling organizations. They could be put in Laundromats. Partner with civic associations.
- Offer more English as a Second Language (ESL) classes.
- The language access policy is good, but implementation needs to be improved, e.g. the Spanish language flyer came out a few weeks after the English version.

*Topics: Vouchers, barriers based on source of income, criminal background checks, credit histories, housing for people with disabilities (accessible housing)*

- Increase availability of housing vouchers.
- Sometimes more accessible features are requested and landlords resist and delay repairs.
- The value of vouchers in relation to rents has declined.
- The U.S. Department of Housing and Urban Development (HUD) has a lengthy inspection process to issue vouchers.
- Persons with disabilities need value of vouchers increased to 120% Fair Market Rent.
- If person with disabilities has personal assistant or equipment, they need to be accommodated with a 2-bedroom unit.
- Promote more accessible housing for residents in nursing homes. To move people out of nursing homes, more accessible homes and apartments are needed. This is dictated by the Olmstead case. Maybe there should be a voucher preference for moving people out of nursing homes.
- Rental offices must be compliant with the Americans with Disabilities Act (ADA).
- Information for renters should be provided in accessible formats, including for those with low vision.
- Arlington should “test” for accessibility and Fair Housing accessibility requirements.

## Group 2

*Topics: All*

- There should be more sharing of the housing supply. Use churches, caretakers.
- To improve the geographic distribution of affordable housing, public land and facilities should be used. The Cherrydale and Alexandria firehouses both incorporated affordable housing. Potential also exists during the development of Westover library, Kenmore, Lubber Run. “School campus” concept should be explored for the schools as a way to build teacher housing on school sites.
- Arlington’s foreclosure prevention resources should be distributed more widely. Use Housing Online and Laundromats.
- Developers and owners of affordable housing should have access to more incentives, e.g. density, tax breaks, a fast approval process, reduced real estate taxes, payment in lieu of taxes (PILOT) agreements. These could be used to preserve market rate affordable housing (MARKS), especially along Columbia Pike and in conjunction with code enforcement activities.
- Use tax breaks on a small scale to preserve affordable housing. One community member said they own a second property in Arlington and they keep the rents affordable. This behavior should be incentivized.

- Regional efforts at creating accessible housing should be increased, e.g. the Giant in Wilston. Accessible units should be in this redevelopment.
- Affordable housing developers are often forced to pair supportive housing units with the ADA units. This is not always necessary from the consumers and developers point of view.

*Topics: Affordable Housing*

- Housing discrimination against those with vouchers occurs. People are disqualified or put on waiting lists when an apartment is available. Source of income is the basis. Laws from the state of Virginia are needed to protect against this practice.
- There is a gap between the County's commitment to affordable housing and what occurs in rental offices, where discrimination occurs.
- There needs to be a list of available properties where vouchers are accepted and this list needs more transparency. There should be categories with available properties and who is on the waiting lists. This should also be done for Committed Affordable Units (CAF).
- When renters are under a month to month lease, they have difficulty demonstrating proof of good tenancy to the next landlord.
- Tenants should be better educated on their obligations.

*Topics: Housing for people with disabilities (accessible housing)*

- Need requirement for roll-in showers to promote accessible housing, similar to the "barrier-free" program. Bath tubs should be removed from new units. This practice promotes aging in place and complies with the Olmstead case if nursing home residents can return to the community to live. This is a less expensive option.

General comments

- Supportive housing for the mentally ill is needed. Such housing should include some type of psychiatric rehabilitation services.
- Community Land Trusts (CLT) were suggested as a vehicle for creating and maintaining affordable housing. Arlington should investigate cities that have used this tool.
- Some apartment complexes should be remodeled for persons with disabilities.
- Improve Section 8 administration, especially when transferring from another state.

## Appendix B

### Fair Housing Plan: Current Efforts

The first section of the Fair Housing Plan outlines approved plans, policies, and strategies the County implements to address the barriers identified in the Analysis of Impediments to Fair Housing. The current efforts are grouped into seven categories. The second section will identify new strategies for the next five years.

#### Affordable Housing

- [Goals and Targets](#) - Arlington has nine Affordable Housing Goals, each with up to four numerical Targets. The Goals and Targets establish a long term vision for the County and provide a quantitative measure of the progress.
- [Supportive Housing Plan](#) – The Supportive Housing Plan<sup>14</sup> is a detailed plan that provides for expansion of affordable, accessible, community-based supportive housing opportunities.
- [Elder Readiness Plan](#) - The Elder Readiness Plan is a blueprint for an inclusive, livable community that will be ready to meet the increased needs of the elder population expected over the next 25 years.
- [The Housing Grants Program](#) - Arlington County offers a local tax supported program which provides a housing subsidy to eligible needy persons.
- [10-Year Plan to End Homelessness](#) - Arlington's 10 Year Plan to End Homelessness is based on the "best practice" strategy of "housing first," which focuses on preventing homelessness, moving people who do become homeless into housing rapidly, and providing the wrap-around services necessary for them to maintain their housing. It will also establish an early warning system with landlords and social service providers that will have a coordinated assessment process for identifying those at risk of homelessness and single point of entry for access to services which can prevent and respond to homelessness. The 10 Year Plan also supports the Housing Locator position which assists residents in obtaining and keeping housing, and acts as a liaison to property managers and owners.
- [Affirmative Marketing Plans](#) - The County ensures that an affirmative marketing plan, such as required by HUD for the Federal HOME program is included in all contracts with developers. It ensures that outreach is made to households who may otherwise not be informed of the availability of new or preserved affordable housing units. The County also

<sup>14</sup> Arlington has made considerable progress in developing permanent supportive housing (PSH) units. As of December 2009, over 100 persons with disabilities and homeless persons were living in their own apartments, receiving rental assistance and needed/desired support services. The PSH program has good outcomes: 96% of all residents retain housing for at least 1 year; 86% retain housing for at least two years.

monitors the affirmative marketing activities by developers of Committed Affordable Units. Refer to Appendix H.

- [Accessory Dwelling \(AD\) Ordinance](#) - An accessory dwelling is a second dwelling with kitchen, bathroom, and separate entrance on a single family lot. In Arlington, ADs are only permitted inside single-family detached houses, e.g. in a basement, on the second floor, or in an addition to the home. This addresses the geographic distribution of affordable housing in that this policy may create smaller housing units that are inherently more affordable.
- [Fair Housing Testing](#) - The County will continue analyzing Fair Housing Testing and Complaint data. However, due to budget constraints and the fact that fair housing testing has resulted in 0 findings of discrimination for the last two years, fair housing testing will now only occur every three years. The next fair housing testing will occur in 2011. If discrimination is found to have increased in 2011, the County may return to testing on an annual basis.

### Foreclosure Prevention Programs

- [Foreclosure Prevention and Counseling](#) - The County Homeownership Program and housing nonprofit partners are addressing the foreclosure issue by offering homeownership and financial literacy classes; conducting outreach at community events; providing direct loss mitigation counseling; and screening individuals facing foreclosure and referring them to foreclosure prevention counselors. Outreach is targeted to neighborhoods that had higher incidences of sub-prime lending and foreclosures.

### Home Ownership Education Program

- [Affordable Housing Target 7B](#) - The County's Affordable Housing Target 7B aims to provide home ownership education to 700 households with incomes below 80% of median and annually assist 50 households with incomes below 80% of median to become homeowners.

### Environmental Assessment Procedures

- [Site and Neighborhood Standards Checklist](#) - Arlington County uses a "Site and Neighborhood Standards Checklist" to further review whether potential projects are in compliance with fair housing regulations.

### Language Accessibility Policy

- [Limited English Proficiency \(LEP\) policy](#) - Arlington County's Limited English Proficiency (LEP) policy and guidelines direct departments to ensure that all programs are accessible to limited English proficiency persons.

### ESL Programs

- [ESL classes and programs](#) - The County sponsors a variety of ESL classes and programs in many locations.



- Bi-lingual services - Arlington County has bi-lingual employees and an employee language bank that consists of over 250 employees who receive premium pay to assist in translation. The County also has a contract with call-in translation services (AT &T language line) and a contract with interpreters in 99 languages to assist when required.

### Physical Accessibility

- Barrier Free program – The AHC Barrier Free grant program helps low- and moderate-income individuals with special needs to continue living safely and independently in their own homes. This program improves accessibility for physically challenged homeowners or renters, by installing handrails, stair lifts and ramps.
- Project Civic Access – Project Civic Access is a federal initiative designed to ensure that localities around the nation provide access to persons with disabilities consistent with the ADA, in all their facilities, services, and programs. Jurisdictions across the country participate in this program. Arlington completed its three year agreement in 2009. Refer to Appendix I for details about Arlington's participation.

## Fair Housing Plan: New Strategies

This section describes strategies that the County could undertake to address the barriers identified in the Analysis of Impediments to Fair Housing.

Based on the major barriers and impediments identified in the AI, four general fair housing strategies are highlighted. Below each fair housing strategy are potential actions that could be taken. This is a realistic framework on which the County can focus.

Increase outreach to and education of tenants and owners about rights and responsibilities

- Expand tenant-landlord program, housing fair, housing coordination, and foreclosure prevention in Housing Services.
- Conduct an education campaign on predatory lending, focusing efforts on County neighborhoods that are vulnerable to predatory lending. Actively distribute HUD's [citizen guides](#) on how to identify and avoid unfair lending practices, and file a complaint.
- Provide housing and credit repair education to households on Section 8-Housing Choice Vouchers (HCV) and Housing Grants waiting lists.
- The Human Rights Office (HRO) and the Department of Community Planning, Housing, and Development (CPDH) develop annual fair housing and AI workshops to educate the community and receive feedback. Hold a Latino specific forum related to fair housing, discrimination, and service access.

Improve physical and language accessibility

- Enhance the process to identify available accessible units and marketing them.
- Explore having an Affordable Housing Goal and Target for accessibility. One Target should relate to accessible bathrooms (roll in showers; units on ground floor), and the other should address accessibility compliance.
- Quantify the need for accessible units in the County and strive for commensurate baseline accessibility standards for County supported units.
- Include principles of visitability and universal design in all new construction and rehabilitations. Create a local visitability certificate program possibly modeled after Montgomery County, MD.'s [Design for Life](#) program.
- Develop accessibility public education campaign and expand County staff accessibility training.
- The LEP tool ("check off sheet") should be used for all programmatic outreach efforts by County staff and partners who administer housing programs. Ensure nonprofit partners provide multilingual versions of the Housing Choice Voucher application form and application forms for CAF rentals.
- Create a public service announcement (PSA) on Arlington TV in Spanish, Vietnamese and the other most prevalent non-English languages on affordable housing programs, the fair housing complaint process, and public services.

- Help create “Arlington Language Access Coalition,” a community group to oversee implementation of the Arlington Language Access Plan.
- Regularly update the County’s [LEP Plan](#). Prominently post each department’s LEP plan on the County website and provide progress reports on efforts to meet LEP goals. Create an LEP brochure to educate the community. Work with the regional language access coordinators group and the multicultural outreach network.
- Ensure that County outreach and program marketing publications pertaining to affordable housing and HUD-funded programs are available to County residents in multiple languages where appropriate to the needs of the consumers.

#### Increase the number and value of the local Housing Grants

- Work with the 10-Year Plan to End Homelessness Implementation Task Force to find new funding streams to increase Housing Grants.
- Expand Housing Grants’ eligible categories to include homeless singles.

#### Limit housing barriers based on credit histories, criminal background checks, and source of income.

- Identify housing models that are currently excluded from the Arlington County Zoning Ordinance (ACZO) and explore amending ACZO to include these models.
- Develop a “Ready to Rent” program to help applicants avoid leasing barriers, possibly modeled after this [Portland, OR program](#).
- Require all landlords who receive AHIF to waive the minimum income requirement or base the minimum income requirement on the tenant’s portion of the rent, to the extent permissible under fair housing law.
- Work to expand the state fair housing ordinance to include source of income.
- More widely disseminate fair housing rental testing report and increase resident participation in the Arlington County Human Rights Commission fair housing process.
- Develop a master lease program/policy to reduce barriers in the rental application process.

## Appendix C

### Washington, D.C. Metropolitan Region Dissimilarity Indices Census 2000

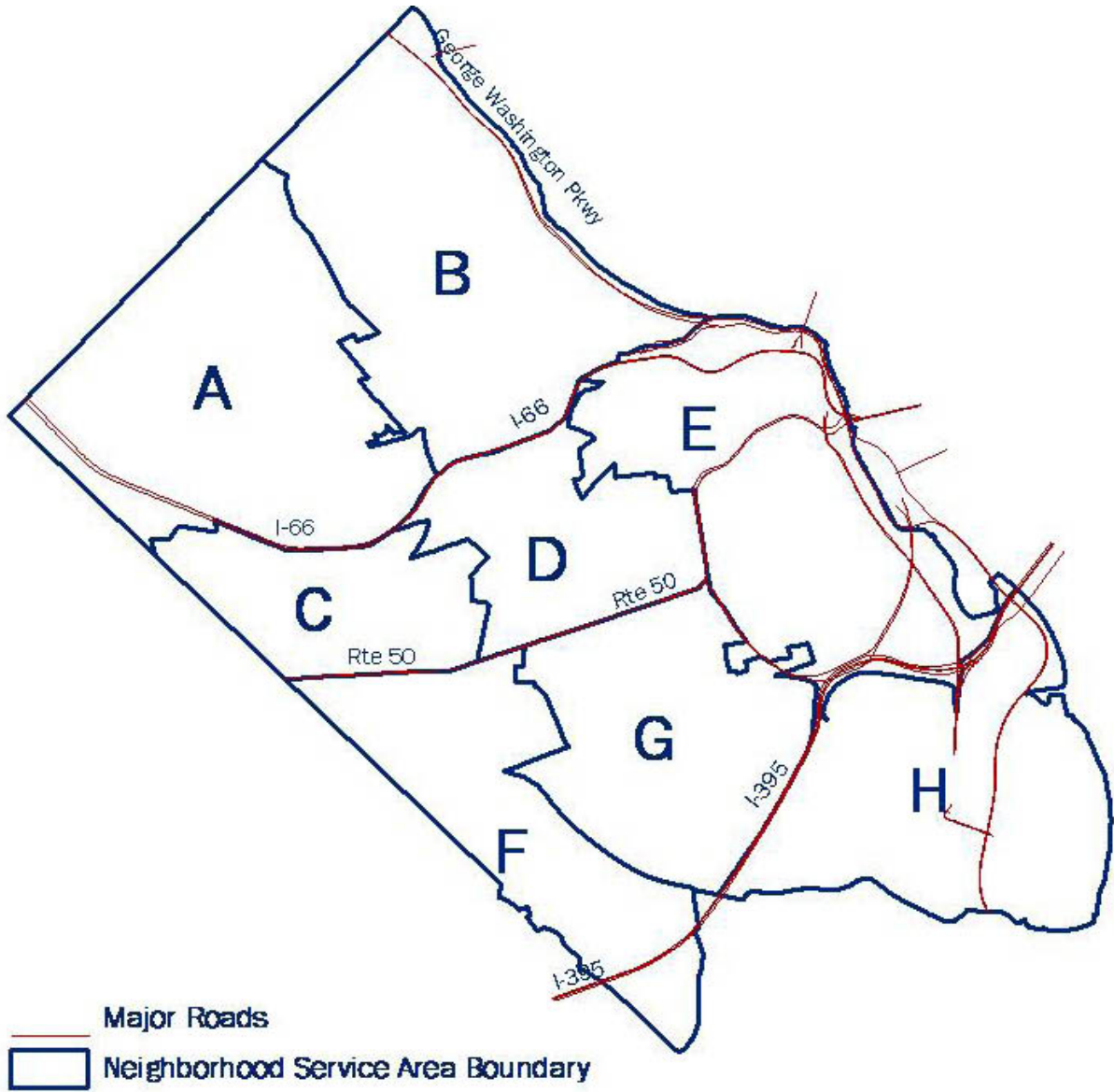
The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods within a city or metropolitan area. It can range in value from 0, indicating complete integration, to 100, indicating complete segregation. In most cities and metro areas, however, the values are somewhere between those extremes.

Although it is possible to average the data and to identify some regional trends, it is important to note that there is no single way that residential segregation functions in America. One can find instances of both high and low levels of segregation for every combination of racial groups.

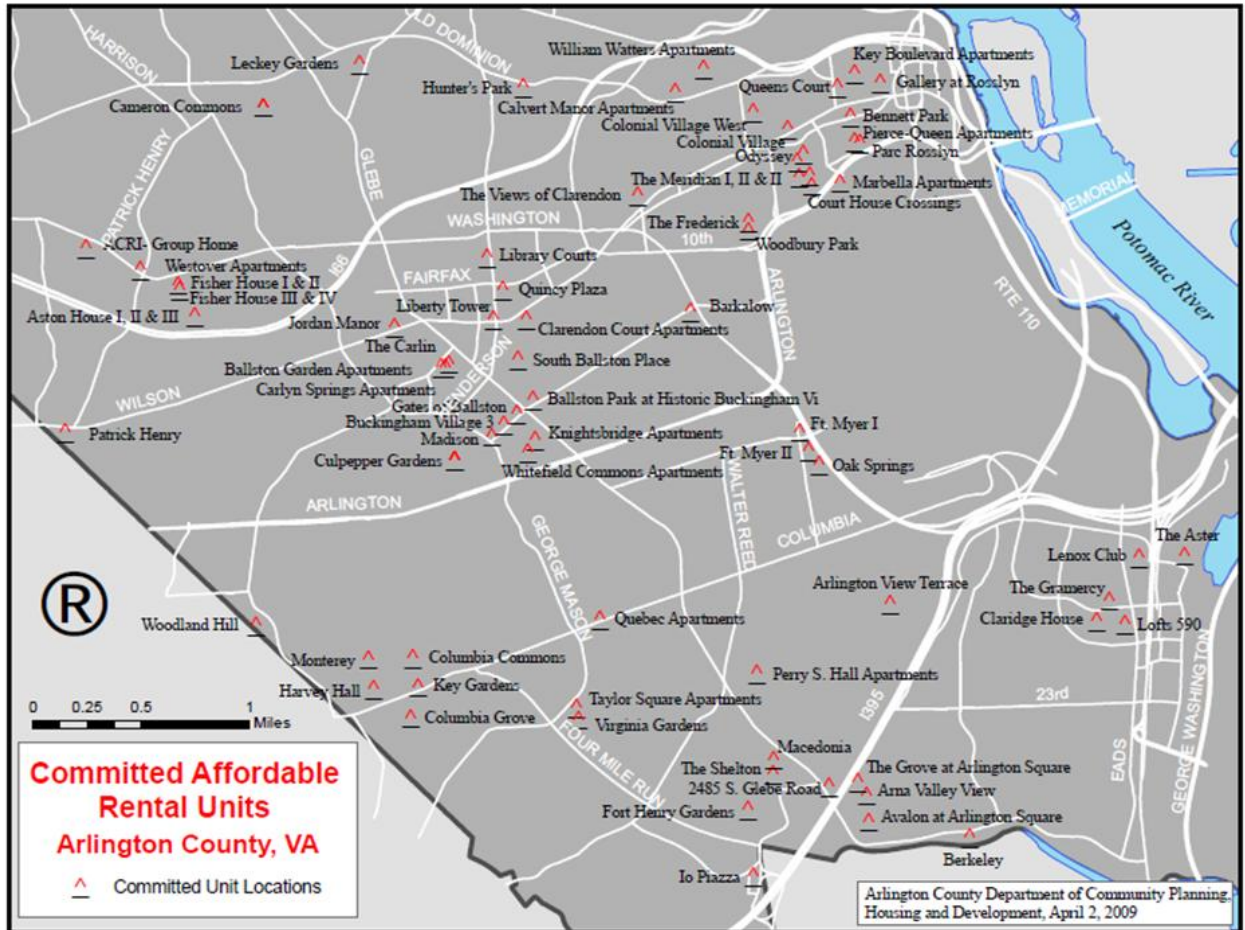
#### Dissimilarity Indices

	Dissimilarity Index With Whites*	Population**	Percent of Total Population
White*	--	2,762,241	56.11%
Black*	66.2	1,266,672	25.73%
American Indian*	44.0	12,052	0.24%
Asian*	43.8	328,209	6.67%
Native Hawaiian*	65.8	2,604	0.05%
Other*	46.2	12,100	0.25%
Two or More Races*	35.6	107,272	2.18%
White/Black*	41.7	18,056	0.37%
White/American Indian*	39.4	8,720	0.18%
White/Asian*	34.8	25,488	0.52%
White/Other*	52.2	16,252	0.33%
Other Combinations*	--	38,756	0.79%
Hispanic	52.5	432,003	8.77%
Total Population	--	4,923,153	100.00%

Appendix D  
NSA map



# Appendix E Map of CAFs



## Appendix F

### Accessibility Standards

This appendix is a comparison of accessibility standards for multifamily rental housing. It addresses:

- The number of apartments in multifamily rental housing which must be accessible, based on the type of funding used to build or renovate the housing; and
- The specifications of various accessibility standards; especially the requirements of multifamily rental properties funded with Low-Income Housing Tax Credits vs. those funded through the Department of Housing and Urban Development (HUD)

#### Summary

The construction or alteration of multifamily rental housing in Arlington will fall into one of three categories:

**New construction which does not utilize HUD funding, or which utilizes Low-Income Housing Tax Credits without any points awarded for an accessibility bonus**, is governed by the International Code Council/American National Standards Institute A117.1 [ICC/ANSI A117.1]. New apartment complexes of 20 or more units must have 2% of units built out to be accessible (the ICC/ANSI A117.1's definitions of "accessibility" are detailed in the chart below). Alterations may also require that accessible units be added.

**New construction which utilizes HUD funds** is governed by Section 504/UFAS (definitions follow); such apartment complexes must have 5% of units accessible to persons with mobility disabilities and an additional 2% of units accessible to persons with sensory (auditory or visual) disabilities. Alteration of existing properties may also require the addition of accessible units.

**Construction which utilizes Low-Income Housing Tax Credits with points awarded for an accessibility bonus** is governed by UFAS; such apartment complexes must have either 10% or 4% of units accessible, depending on the number of bonus points awarded.

Multifamily rental properties funded with Low-Income Housing Tax Credits without points awarded for an accessibility bonus, and in some cases even with points awarded for an accessibility bonus, do not need to have as many units accessible as properties with HUD funding (that is, do not need 5% / 2% units accessible as mentioned above).

Type of funding/program	Percentage of units to be accessible	Applicable construction regulations	May units house persons without disabilities?
<p>New construction in Arlington (see Note 1 regarding alterations)</p>	<p>Generally, in apartment complexes of 20 or more units, 2% (and a minimum of one unit) must be "Type A" units. [Source 1]</p> <p>ICC/ANSI A117.1 defines three types of units of varying levels of accessibility: "Accessible" (with the most demanding accessibility requirements), "Type A" (units with a high level of accessibility, especially in kitchens and bathrooms), and "Type B" (units with a basic degree of accessibility). [Source 2]</p> <p>(See Note 2 for an example of distinctions between Accessible, Type A, and Type B units; "Accessible" units are necessary in some sorts of housing such as nursing homes, assisted care, etc. [Source 3])</p>	<p>2006 International Building Code, and ICC/ANSI A117.1.</p> <p>[Source 4]</p>	<p>Yes</p>
<p>VHDA – LIHTC without accessibility bonus points</p>	<p>Same as any other construction, above [Source 5] (See also Note 3)</p>	<p>Same as above</p>	<p>Same as above</p>
<p>VHDA – LIHTC; 50-, 30-, or 15-point accessibility bonus</p>	<p>5 units or 10% of units, whichever greater, to earn 30 or 50 points; 4% of units, to earn 15 points [Source 6]</p>	<p>Conforming to Section 504 of the 1973 Rehabilitation Act [per source 6]; see space immediately below for details of Section 504</p>	<p>No [Source 6]</p>
<p>HUD [Source 7], including HOME [Source 8] and CDBG [Source 9] (See Note 4 regarding alterations)</p>	<p>5% of the dwelling units, or at least one unit, whichever is greater, to meet UFAS (see box to right), or a standard that is equivalent or stricter, for persons with mobility disabilities. An additional 2% of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities. [Source 7, "Physical Accessibility," question 2] [also source 10]</p>	<p>Accessible dwelling unit must be in compliance with the appropriate technical criteria in the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent to or stricter than the UFAS. [Source 7, "Physical Accessibility," question 1]</p> <p>(Also see Note 5)</p>	<p>Yes [Source 7, "Program Accessibility, question 3]</p>



### **Notes (as cited in parentheses above)**

1. Alterations in Arlington also may require addition of Accessible/Type A/Type B units; per 2006 IBC 3409.3, 3409.6 and 3409.7. Some provisions of ICC/ANSI A117.1 may not apply if they are “technically infeasible.”

2. As an example of the difference between Accessible units and Type A/Type B: Accessible units must have open space beneath bathroom sinks [ICC/ANSI A117.1, 1002.11], but Type A and Type B need only have removable cabinetry. [Type A, ICC/ANSI A117.1, 1003.11.5; Type B, ICC/ANSI 1004.11.3.2.1.1, Exception 2]

3. It is also relevant that VHDA offers a 15-point bonus for projects in which 4% of units are accessible under Section 504 guidelines (as mentioned in the VHDA 2009 Tax Credit Manual [source 6], top of page 40). If all LIHTC-based funding was subject to Section 504 rules, a minimum of 5% / 2% of units would need to be accessible, so there would be no point in offering such a bonus.

4. For alterations of housing facilities of 15 units or more which cost 75 percent or more of the replacement cost of the facility, the accessibility requirements are the same as those for new construction. If alterations are made to dwelling units in facilities which have fewer than 14 units, or in which the costs are not 75% or more of the replacement cost, the first 5 percent of dwelling units altered must be made accessible to persons with mobility impairments. [24 CFR 8.23]

5. The Uniform Federal Accessibility Standards are nearly identical to ICC/ANSI A117.1; HUD and the other Federal agencies which compiled UFAS “determined that the uniform standards adopted by them would, as much as possible . . . be consistent with the standards published by the American National Standards Institute (ANSI) for general use.” [From the Introduction to UFAS;

<http://www.access-board.gov/ufas/ufas-html/ufas.htm#4.3> ]

In both UFAS and ICC/ANSI A117.1, ramps may be at an incline of 1:12, and may rise no more than 30 inches, although both allow for exceptions in existing properties due to space limitations. Both require that doors in accessible units require no more than 5 lbs. of force to open. Both require that accessible routes be 36” wide, with exceptions for short lengths of the passageways near doors [UFAS 4.3.3; ICC/ANSI A117.1 403.5]. Both set the minimum width of doorways, for accessible units (per Section 504 UFAS) and for Accessible and Type A units (per ICC/ANSI), at 32 inches. (ANSI Type B units may be only 31 ¾ “ wide [1004.5.2.1].)

Also held in common is the clear space requirement of 30 x 48 inches next to appliances. 4.34.6.2 in UFAS; in ICC/ANSI A117.1:

-1002.12 for Accessible units, which refers to Section 804; 804.6.1 refers to Section 305; 305.3 has the 30 x 48 rule

-1003.12.2 for Type A units; refers to “Section 305”

-1004.12.2 for Type B units; refers to “Section 305.3”

### **Sources [as cited in brackets above]**

[1] 2006 International Building Code (IBC), Chapter 11, 1107.6.2.1.1. The IBC is incorporated into the Virginia Uniform Statewide Building Code, which is adopted by Arlington County. While a 2009 IBC has been published, the Virginia Uniform Statewide Building Code still references the 2006 IBC.

[2] ICC/ANSI A117.1, 1001.1

[3] IBC, 1107.5.1.1

[4] IBC, 1102 ("Definitions")

[5] Page 1 of VHDA Minimum Design and Construction Requirements:  
[http://www.vhda.com/vhda\\_com/apps/DocumentLibrary/document\\_load.asp?docid=3305](http://www.vhda.com/vhda_com/apps/DocumentLibrary/document_load.asp?docid=3305)

[6] VHDA 2009 Tax Credit Manual, page 39:  
[http://www.vhda.com/vhda\\_com/apps/DocumentLibrary/document\\_load.asp?docid=2918](http://www.vhda.com/vhda_com/apps/DocumentLibrary/document_load.asp?docid=2918)

[7] HUD site, "People with Disabilities," Section 504 Frequently Asked Questions  
<http://www.hud.gov/offices/fheo/disabilities/sect504faq.cfm#anchor272118>

[8] Page 10-3 of Building HOME;  
<http://www.hud.gov/offices/cpd/affordablehousing/training/materials/building/ch10.pdf>

[9] 24 CFR 570.602

[10] 24 CFR 8.22

Other notes:

Funding from Low-Income Housing Tax Credits and/or HUD does not relax any of the requirements of the Virginia Statewide Uniform Building Code/IBC.

The Fair Housing Act, the Americans with Disabilities Act (ADA), and the Architectural Barriers Act (ABA) are other Federal laws which affect federally-funded projects and/or projects of public entities, but they do not change the percentages of accessible housing units mentioned above nor the specifics of accessible features. [Source 7, final section ("Other Disability Civil Rights Laws Affecting Federally Assisted Housing Providers").]

Department of Community Planning, Housing and Development – Eric Timar, Housing Division

## Appendix G

### Fairfax County Group Residential Facility zoning ordinance

**GROUP RESIDENTIAL FACILITY:** A group home or other residential facility, with one or more resident counselors or other staff persons, in which no more than: (a) eight (8) mentally ill, mentally retarded or persons with developmental disabilities reside and such home is licensed by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services; or (b) eight (8) mentally retarded persons reside and such home is licensed by the Virginia Department of Social Services; or (c) eight (8) handicapped persons reside, with handicapped defined in accordance with the Federal Fair Housing Amendments Act of 1988. The terms handicapped, mental illness and developmental disability shall not include current illegal use or addiction to a controlled substance as defined in Sect. 54.1-3401 of the Code of Virginia or as defined in Sect. 102 of the Controlled Substance Act (21 U.S.C. 802).

For the purpose of this Ordinance, a group residential facility shall not be deemed a group housekeeping unit, or ASSISTED LIVING FACILITY and a dwelling unit or facility for more than four (4) persons who do not meet the criteria set forth above or for more than eight (8) handicapped, mentally ill, mentally retarded or persons with developmental disabilities shall be deemed a CONGREGATE LIVING FACILITY.

Source: <http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art20.pdf>

## Appendix H Model Affirmative Marketing Plan

In accordance with Section XXX of the Committed Affordable Housing Program Agreement (the "CAF Agreement") dated XXX between XXX and The County Board of Arlington County, Virginia, the following is the Affirmative Marketing Plan (the "AMP"):

The current schedule for first occupancy of the first Committed Affordable (CAF) Unit is (date). As such the pre-occupancy marketing program will commence on or about XXX as required in the Agreement [typically 45 days notice]. The marketing program shall be designed to target tenants who would qualify for occupancy of the CAFs per Section XXX of the Agreement.

We expect to place appropriate advertisements in the Washington Post, El Tiempo Latino, etc. and other publications that are intended to reach the target market. Once it is determined which publications and/or other media produce the best results, the breadth of publications may be narrowed.

The advertisements shall include:

- The rental price range of the CAFs;
- The income ranges needed to qualify for the CAFs;
- A note that Section 8 Housing Choice Vouchers and Housing Grants are accepted;
- A note that there is an accessible unit for persons with physical disabilities available under the CAF program; and
- The Equal Housing Opportunity logo. (Equal Housing Opportunity logo available here: <http://www.hud.gov/library/bookshelf11/hudgraphics/fheologo.cfm>)

The property will have a [#] -bedroom CAF [or more] which is/are a Type A accessible unit in compliance with the International Construction Code (ICC) 1107.6.2 and American National Standards Institute A117.1 for persons with physical disabilities. This accessible unit must be advertised on [www.AccessVa.org](http://www.AccessVa.org). Upon initial lease-up, this/these unit[s] shall be the last [size] CAF [s] held vacant if [it / they] [is / are] not leased to a person with disabilities, and no household without a person with disabilities may lease the unit until it has been advertised for 60 days. Upon subsequent vacancy of this/these unit[s], the accessible unit[s] shall be marketed for 30 days before being released to a non-disabled household.

(Management) shall also conduct outreach to social service and disabled advocacy agencies and targeted marketing efforts to local police, fire and school employees. (Management) will look to the Arlington County Housing Division for assistance with this outreach program. The Housing Division has provided management with a "Resources for Advertising" document which lists relevant government and nonprofit offices, web sites, and media outlets. Accessible units must be advertised on [www.AccessVa.org](http://www.AccessVa.org).

The marketing period shall commence as noted above, cease once all units are leased, and be re-initiated upon a notice of vacation of any of the CAFs unless a wait list has been established.

Notwithstanding the above, the AMP shall generally conform with the Agreement and with Exhibit \_\_ [often Exhibit D] attached hereto.

(Equal Housing Opportunity logo available here:

<http://www.hud.gov/library/bookshelf11/hudgraphics/fheologo.cfm>)

## Appendix I

### Project Civic Access

In 2006, Arlington accepted the Department of Justice's invitation to participate in "Project Civic Access" and worked diligently with DOJ over the next three years to ensure that all of Arlington County's programs, buildings and facilities are in compliance with the Americans with Disabilities Act (ADA). This initiative is designed to ensure that localities around the nation provide access to persons with disabilities consistent with the ADA, in all their facilities, services, and programs. Jurisdictions across the country participate in this program. Arlington completed its three year agreement in 2009. See below for more details

#### *Accessibility Progress in Arlington*

During the audit of the County's facilities, DOJ found areas for improvement. At the same time, DOJ has recognized that Arlington County has taken many steps to comply with the ADA; among them:

1. The designation of an ADA Coordinator and the creation of the Disability Advisory Commission.
2. The issuance of a public notice which states that Arlington County Government is committed to the true spirit of the ADA and ensures that all persons with disabilities can access its services, participate in its programs and benefit from all its community resources. Arlington County provides sign language interpreters, audio amplification systems, documents in alternate formats, and other accommodations upon request. TTY telephone numbers are communicated to the public via our website, in correspondence, e-mail and publications for answering questions upon request.
3. The establishment of a grievance procedure to resolve issues and complaints filed by concerned customers.
4. The County developed a self-evaluation and a transition plan in 1992, as originally required by the ADA.
5. Arlington has contracts with a sign language interpreter agency, provides Computer Aided Real Time Transcription Services, through a local reporting agency, and produces documents in alternate formats, including Braille, upon request.
6. Arlington's state-of- the-art computerized 9-1-1 center answers TTY calls in the same way all other calls are handled.
7. Arlington provides same day balloting for voters with disabilities through curbside voting. In addition the County has voting machines with audio ballot features as well as large typeface capabilities for voters with vision impairments.
8. The County has a policy for receiving requests from residents with disabilities regarding the installation of curb cuts and the County completes installation of curb cuts within 30 days.
9. Arlington's police station has a TTY number for incoming or outgoing telephone calls.
10. The County is actively making all its facilities accessible for people with disabilities.

#### *Additional Initiatives*

County Manager Carlee announced additional initiatives taken by the County for the benefit of persons with disabilities, which go beyond the scope of the agreement with DOJ. Among them, the County Manager mentioned:

- The acquisition of new computer software to monitor the County's web site for compliance with the ADA. .
- The soon to be initiated captioning of County Board Meetings and the TV magazine "Update Arlington", which are both transmitted by the County's cable station, AVN74.
- A process for the adoption of a comprehensive action plan to address issues affecting persons with disabilities. The process includes participation from the County's Disability Advisory Commission and local disability advocacy groups.

FAIR HOUSING PLAN

ARLINGTON COUNTY, VIRGINIA

I. **Policy Statement**

It shall be the policy and commitment of Arlington County to ensure that fair and equal housing opportunities are granted to all persons, in all housing opportunities and development activities funded by the County, regardless of race, color, religion, gender, sexual orientation, marital status, lawful source of income, familial status, national origin, ancestry, age or mental or physical disability. This shall be done through a program of education, an analysis of impediments, and designation of a Fair Housing Office and development of a procedure for complaints of discrimination. This plan will incorporate the directives of state, federal and local laws and executive orders, including, but not limited to:

- a. Title VI of the Civil Rights Act of 1964
- b. The Fair Housing Act – Title VIII of the Civil Rights Act of 1968, as amended
- c. Executive Order 11063, as amended by Executive Order 12259
- d. Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended
- e. Section 109 of Title I of the Housing and Community Development Act of 1974, as amended
- f. Section 3 of the Housing and Community Development Act of 1968, as amended
- g. Sections 503 and 504 of the Rehabilitation Act of 1973, as amended
- h. The Americans with Disabilities Act of 1990
- i. The Age Discrimination Act of 1975, as amended
- j. Executive Order 11246 (as amended by Executive Orders 12375 and 12086) Equal Opportunity Under HUD contracts and HUD-assisted Construction Contracts
- k. Executive Order 12892, Leadership and Coordination of Fair Housing
- l. Virginia Fair Housing Law
- m. Arlington County Fair Housing Ordinance

Arlington County commits to providing and promoting racial and economic integration in any housing development or federally assisted program. It will take affirmative steps to reach beneficiaries from all racial and ethnic groups, persons with disabilities and families with children and to reach a broad range of income eligible beneficiaries for appropriate and applicable housing opportunities.



## **II. Selection of Fair Housing Officer**

In accordance with Title VIII, Civil Rights Act of 1968, as amended, the Fair Housing Officer below has been designated to handle fair housing complaints and activities

Raul Torres, Assistant County Manager  
Executive Director, Arlington County Human Rights Commission  
2100 Clarendon Boulevard, 3<sup>rd</sup> Floor  
Arlington, Virginia 22201  
(703) 228-7045

The Fair Housing Officer is responsible for the intake and processing of all housing complaints as well as implementation of the Fair Housing Plan activities and actions. The officer will be familiar with the complaint process and federal and state laws, which address Fair Housing. Records which show the date, time, nature of complaint and decisions made in the complaint process(es) will be fully documented. A separate file will maintain a record of all housing discrimination complaint and follow-up actions.

## **III. Complaint Process**

Housing discrimination complaint forms such as Forms HUG903 and HUG903A (Spanish version) from HUD and the bilingual Fair Housing Complaint Form from the Commonwealth of Virginia's Fair Housing Office which may be accessed at <http://www.dpor.virginia.gov/dporweb/forms/fh/fhcomplaint.pdf>, as well as a summary of actions which constitute housing discrimination, and instructions for completing and filing housing discrimination complaints will be made available to citizens at Courthouse Plaza, 2100 Clarendon Boulevard, Arlington, Virginia 22201. Forms will also be distributed to lenders, realtors, and at other public places such as the public libraries periodically.

The Fair Housing Officer will reasonably assist the complainant in submitting the complaint to the appropriate body by providing assistance in explaining the form and/or contacting the appropriate office and allowing the use of County phones for communication.

The individual(s) filing the complaint will then be advised of the option of filing directly with the Department of Housing and Urban Development (HUD), the Virginia Fair Housing Office, or the Equal Employment Opportunity Commission or with all agencies simultaneously. The Fair Housing Officer will keep a record of the progress on the number of complaints filed, actions taken, and the status of each complaint.

#### IV. **Affordability Determination**

According to the 2004 study by Virginia Association of Realtors® and the Center for Housing Research, the Northern Virginia-Fairfax region, which includes Arlington County, is the least affordable jurisdiction in the Commonwealth. 31.5% of a median family income would have to be spent on the principal and interest payments of an average home. This implies that the average home is not affordable to the average family.

#### V. **Implementation and Action Steps**

The County will take specific action steps and implementation activities over the next five-year period following the guidelines provided by the analysis of impediments.

##### ***1. It is recommended that the County increase outreach to and education of tenants and owners about rights and responsibilities***

- Expand tenant-landlord program, housing fair, housing coordination, and foreclosure prevention in Housing Services.
- Conduct an education campaign on predatory lending, focusing efforts on County neighborhoods that are vulnerable to predatory lending. Actively distribute HUD's [citizen guides](#) on how to identify and avoid unfair lending practices, and file a complaint.
- Provide housing and credit repair education to households on Section 8 - HCV and Housing Grants waiting lists.
- The Human Rights Office (HRO) and the Department of Community Planning, Housing, and Development (CPDH) develop annual fair housing and AI workshops to educate the community and receive feedback. Hold a Latino specific forum related to fair housing, discrimination, and service access

##### ***2. It is recommended that the County improve physical and language accessibility.***

- Enhance the process to identify available accessible units and marketing them.
- Explore having an Affordable Housing Goal and Target for accessibility. One Target should relate to accessible bathrooms (roll in showers; units on ground floor), and the other should address accessibility compliance.
- Quantify the need for accessible units in the County and strive for commensurate baseline accessibility standards for County supported units.
- Include principles of visitability and universal design in all new construction and rehabilitations. Create a local visitability certificate program possibly modeled after Montgomery County, MD.'s [Design for Life](#) program.
- Develop accessibility public education campaign and expand County staff accessibility training.
- The LEP tool ("check off sheet") should be used for all programmatic outreach efforts by County staff and partners who administer housing programs. Ensure nonprofit

partners provide multilingual versions of the Housing Choice Voucher application form and application forms for CAF rentals.

- Create a public service announcement (PSA) on Arlington TV in Spanish, Vietnamese and the other most prevalent non-English languages on affordable housing programs, the fair housing complaint process, and public services.
- Help create “Arlington Language Access Coalition,” a community group to oversee implementation of the Arlington Language Access Plan.
- Regularly update the County’s [LEP Plan](#). Prominently post each department’s LEP plan on the County website and provide progress reports on efforts to meet LEP goals. Create an LEP brochure to educate the community. Work with the regional language access coordinators group and the multicultural outreach network.
- Ensure that all major County publications are available to County residents in multiple languages (Spanish, Korean, Amharic, Vietnamese, Russian) where appropriate to the needs of the consumers.

***3. It is recommended that the County increase the number and value of the local Housing Grants.***

- Work with the 10-Year Plan to End Homelessness Implementation Task Force to find new funding streams to increase Housing Grants.
- Expand Housing Grants’ eligible categories to include homeless singles.

***4. It is recommended that the County work to limit housing barriers based on credit histories, criminal background checks, and source of income.***

- Identify housing models that are currently excluded from the Arlington County Zoning Ordinance (ACZO) and explore amending ACZO to include these models.
- Develop a “Ready to Rent” program to help applicants avoid leasing barriers, possibly modeled after this [Portland, OR program](#).
- Require all landlords who receive AHIF to waive the minimum income requirement or base the minimum income requirement on the tenant’s portion of the rent, to the extent permissible under fair housing law.
- Work to expand the state fair housing ordinance to include source of income.
- More widely disseminate fair housing rental testing report and increase resident participation in the Arlington County Human Rights Commission fair housing process.
- Develop a master lease program/policy to reduce barriers in the rental application process.

**Additional Steps**

Arlington County will adopt annually the Fair Housing Policy Statement and Resolution as an indication of its commitment to Fair Housing Month during the month of April.

Arlington County shall periodically prepare, solicit and provide public service announcements for local radio and/or TV stations in order to provide knowledgeable and information about Fair Housing.

Arlington County will display Fair Housing posters identifying the County's Fair Housing Officer, title, address and phone number in prominent locations. In addition, fair housing information will be distributed outside of traditional municipal locations including local realtors and banks.

All advertising of residential real estate developed by subrecipients of Arlington County for sale, rent or financing will contain the Fair Housing logo, equal opportunity slogan as a means of educating the home seeking public that the property is available to all persons regardless of race, color, religion, sex, mental or physical disability, sexual orientation, familial status, marital status, national origin, age, ancestry, or lawful source of income. All bid advertisements by County sponsored programs must include the phrase "Equal Opportunity/Affirmative Action Employer." The type of logo, statement or slogan will depend on the type of media being used (visual or auditory). All logos/statements must appear at the end of the advertisement.

**VI. Analysis of Impediments**

The County will periodically update its Analysis of Impediments and conduct a review of policies, practices and procedures that affect the location available and accessibility of housing.

**VII. Amendments**

The County shall amend and revise this Plan as required to keep current with state/federal affirmative action and equal opportunity policies and procedures and local actions and activities to further the purposes of this Plan.

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Jay Fiset, Chair  
Arlington County Board

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Date

Housing Needs Table		Grantee:		Only complete blue sections. Do NOT type in sections other than blue.												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population				
		Current % of Households	Current Number of Households	3-5 Year Quantities															% of Goal	% HSHLD				# HSHLD			
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year													
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual										
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1589														100%	1685	Yes						
			Any housing problems	61.3	974	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	H					
			Cost Burden > 30%	60.1	955															0	#####						
			Cost Burden >50%	44.4	706															0	#####						
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1915																						
			With Any Housing Problems	84.9	1626	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	H					
			Cost Burden > 30%	79.4	1521															0	#####						
			Cost Burden >50%	62.1	1189															0	#####						
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	443																						
			With Any Housing Problems	98.2	435	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	H					
			Cost Burden > 30%	83.5	370															0	#####						
			Cost Burden >50%	55.3	245															0	#####						
	Renter	All other hshld	NUMBER OF HOUSEHOLDS	100%	3045																	Yes					
			With Any Housing Problems	73.1	2226	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	H					
			Cost Burden > 30%	71.9	2189															0	#####						
			Cost Burden >50%	68.1	2074															0	#####						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	694																						
			With Any Housing Problems	71.2	494	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	M					
			Cost Burden > 30%	71.2	494															0	#####						
			Cost Burden >50%	48.3	335															0	#####						
		Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	208																					
				With Any Housing Problems	76.0	158	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	M				
				Cost Burden > 30%	76.0	158															0	#####					
				Cost Burden >50%	74.0	154															0	#####					
Owner		Large Related	NUMBER OF HOUSEHOLDS	100%	69																						
			With Any Housing Problems	100.0	69	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	M					
			Cost Burden > 30%	79.7	55															0	#####						
			Cost Burden >50%	79.7	55															0	#####						
Owner	All other hshld	NUMBER OF HOUSEHOLDS	100%	490																	No						
		With Any Housing Problems	83.7	410	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	M						
		Cost Burden > 30%	83.7	410															0	#####							
		Cost Burden >50%	68.4	335															0	#####							
erly	erly	NUMBER OF HOUSEHOLDS	100%	688															100%	1053	No						
		With Any Housing Problems	79.8	549	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0	#####	H						

Age Group	Tenure	Subgroup	Household Income >30 to <=50% MFI										%	Count	No	%	Count	No			
			Cost Burden > 30%	Cost Burden >50%	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems	With Any Housing Problems							With Any Housing Problems		
:80% MFI	Elderly	Cost Burden > 30%	79.2	545										0	#####						
		Cost Burden >50%	32.7	225											0	#####					
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1960																
			With Any Housing Problems	87.0	1705	*	*	*	*	*						0	#####	H			
			Cost Burden > 30%	70.2	1376											0	#####				
			Cost Burden >50%	10.5	206											0	#####				
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	712																
			With Any Housing Problems	93.7	667	*	*	*	*	*						0	#####	H			
			Cost Burden > 30%	47.3	337											0	#####				
			Cost Burden >50%	4.5	32											0	#####				
	Renter	All other hshol	NUMBER OF HOUSEHOLDS	100%	2470															No	
			With Any Housing Problems	85.8	2119	*	*	*	*	*						0	#####	H			
			Cost Burden > 30%	84.8	2095											0	#####				
			Cost Burden >50%	34.6	855											0	#####				
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	808															No	
			With Any Housing Problems	45.7	369	*	*	*	*	*						0	#####	M			
			Cost Burden > 30%	45.2	365											0	#####				
			Cost Burden >50%	27.2	220											0	#####				
Owner		Small Related	NUMBER OF HOUSEHOLDS	100%	368																
			With Any Housing Problems	79.9	294	*	*	*	*	*						0	#####	M			
			Cost Burden > 30%	79.9	294											0	#####				
			Cost Burden >50%	39.1	144											0	#####				
Owner		Large Related	NUMBER OF HOUSEHOLDS	100%	198																
			With Any Housing Problems	96.0	190	*	*	*	*	*						0	#####	M			
			Cost Burden > 30%	83.3	165											0	#####				
			Cost Burden >50%	48.0	95											0	#####				
Owner	All other hshol	NUMBER OF HOUSEHOLDS	100%	349															No		
		With Any Housing Problems	67.0	234	*	*	*	*	*						0	#####	M				
		Cost Burden > 30%	67.0	234											0	#####					
		Cost Burden >50%	43.0	150											0	#####					
:80% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	477														100%	758	No	
		With Any Housing Problems	57.2	273	*	*	*	*	*						0	#####	H	H, O	50.1	380	
		Cost Burden > 30%	56.4	269											0	#####					
		Cost Burden >50%	8.4	40											0	#####					
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1780																
			With Any Housing Problems	54.8	975	*	*	*	*	*						0	#####	H	H, O		
			Cost Burden > 30%	31.2	555											0	#####				
			Cost Burden >50%	6.2	110											0	#####				
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	592																
			With Any Housing Problems	94.1	557	*	*	*	*	*						0	#####	H	H, O		
Renter	All other hshol	Cost Burden > 30%	2.0	12											0	#####					



<b>Jurisdiction</b>						
<b>Housing Market Analysis</b>						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Affordability Mismatch</b>						
Occupied Units: Renter		19820	8145	2630	30595	
Occupied Units: Owner		2339	2060	1209	5608	
Vacant Units: For Rent	2%	380	290	49	719	
Vacant Units: For Sale	1%	0	35	24	59	
Total Units Occupied & Vacant		22539	10530	3912	36981	0
<b>Rents: Applicable FMRs (in \$s)</b>						
<b>Rent</b> Affordable at 30% of 50% of MFI (in \$s)		815	978	1,131		
<b>Public Housing Units</b>						
Occupied Units					0	
Vacant Units					0	
Total Units Occupied & Vacant		0	0	0	0	0
<b>Rehabilitation Needs (in \$s)</b>					0	



## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		100	31	207	338	(N) enumerations ▼														
2. Homeless Families with Children		22	34	0	56															
2a. Persons in Homeless with Children Families		69	120	0	189															
Total (lines 1 + 2a)		169	151	207	527															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Jurisdiction														
						Data Quality														
1. Chronically Homeless		54		86	140	(N) enumerations ▼														
2. Severely Mentally Ill		12		28	40															
3. Chronic Substance Abuse		36		54	90															
4. Veterans		6		14	20															
5. Persons with HIV/AIDS		5		6	11															
6. Victims of Domestic Violence		74		12	86															
7. Youth (Under 18 years of age)		0		0	0															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority: H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	108	102	6	480	0	480	0	480	0	480	0	480	0	2400	0	0%	M	Y	ESG
	Transitional Housing	23	21	2	30	0	30	0	30	0	30	0	30	0	150	0	0%	M	Y	O
	Permanent Supportive Housing	52	107	-55	40	0	40	0	40	0	40	0	40	0	200	0	0%	H	Y	O
	Total	183	230	-47	480	0	480	0	480	0	480	0	480	0	2400	0	0%			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Goal	Actual	% of Goal			
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	25	82	-57	240	0	240	0	0	0	240	0	240	0	1200	0	0%	M	Y	
	Transitional Housing	136	120	16	180	0	180	0	0	0	180	0	180	0	900	0	0%	M	Y	
	Permanent Supportive Housing	11	4	7	5	0	5	0	0	0	5	0	5	0	25	0	0%	H	Y	
	Total	172	206	-34	425	0	425	425	0	0	425	0	425	0	1700	425	25%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

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Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	142	64	78	0	0	0	0	0	0	0	0	0	0	0	0	####
	53. Frail Elderly	55	32	23	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	261	186	75	21	0	52	0	16	0	14	0	14	0	117	0	0%
	55. Developmentally Disabled	152	84	68	1	0	0	0	1	0	1	0	1	0	4	0	0%
	56. Physically Disabled	92	16	76	1	0	0	0	1	0	1	0	1	0	4	0	0%
	57. Alcohol/Other Drug Addicted	37	23	14	1	0	0	0	1	0	1	0	1	0	4	0	0%
	58. Persons w/ HIV/AIDS & their families	11	11	0	10	0	10	0	10	0	10	0	10	0	50	0	0%
	59. Public Housing Residents	2455	1373	1082	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	3205	1789	1416	34	0	62	0	29	0	27	0	27	0	179	0	0%
Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities											
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
01 Acquisition of Real Property 570.201(a)		6878	1458	5420	1084		1084		1084		1084		1084		5420	0
02 Disposition 570.201(b)		0	0	0											0	0
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		0	0	0										0	0
	03A Senior Centers 570.201(c)		0	0	0										0	0
	03B Handicapped Centers 570.201(c)														0	0
	03C Homeless Facilities (not operating costs) 570.201(c)		85	0	85	10		15		15		25		20	85	0
	03D Youth Centers 570.201(c)		0	0	0										0	0
	03E Neighborhood Facilities 570.201(c)		0	0	0										0	0
	03F Parks, Recreational Facilities 570.201(c)		0	0	0										0	0
	03G Parking Facilities 570.201(c)		0	0	0										0	0
	03H Solid Waste Disposal Improvements 570.201(c)		0	0	0										0	0
	03I Flood Drain Improvements 570.201(c)		0	0	0										0	0
	03J Water/Sewer Improvements 570.201(c)		0	0	0										0	0
	03K Street Improvements 570.201(c)		0	0	0										0	0
	03L Sidewalks 570.201(c)		0	0	0										0	0
	03M Child Care Centers 570.201(c)		0	0	0										0	0
	03N Tree Planting 570.201(c)		0	0	0										0	0
	03O Fire Stations/Equipment 570.201(c)		0	0	0										0	0
	03P Health Facilities 570.201(c)		0	0	0										0	0
03Q Abused and Neglected Children Facilities 570.201(c)		24	0	24	0		0		0		24		0	24	0	
03R Asbestos Removal 570.201(c)		0	0	0										0	0	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0	0										0	0	
03T Operating Costs of Homeless/AIDS Patients Programs		0	0	0										0	0	
04 Clearance and Demolition 570.201(d)		400	292	108	0		0		54		25		29	108	0	
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0										0	0	
Public Services	05 Public Services (General) 570.201(e)		0	0	0										0	0
	05A Senior Services 570.201(e)		0	0	0										0	0
	05B Handicapped Services 570.201(e)		135	30	105	6		6		6		6		6	30	0
	05C Legal Services 570.201(E)		6868	4578	2290	200		200		200		200		200	1000	0
	05D Youth Services 570.201(e)		3641	910	2731	250		250		250		250		250	1250	0
	05E Transportation Services 570.201(e)		0	0	0										0	0
	05F Substance Abuse Services 570.201(e)		0	0	0										0	0
	05G Battered and Abused Spouses 570.201(e)		0	0	0	0		0		0		0		0	0	0
	05H Employment Training 570.201(e)		1,081	500	581	100		100		100		100		100	500	0
	05I Crime Awareness 570.201(e)		0	0	0										0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0	0										0	0
	05K Tenant/Landlord Counseling 570.201(e)		0	0	0										0	0
	05L Child Care Services 570.201(e)		0	0	0										0	0

Pu	05M Health Services 570.201(e)	0	0	0									0	0
	05N Abused and Neglected Children 570.201(e)	0	0	0									0	0
	05O Mental Health Services 570.201(e)	0	0	0									0	0
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(f)	0	0	0									0	0
	05Q Subsistence Payments 570.204	0	0	0									0	0
	05R Homeownership Assistance (not direct) 570.204	3,600	300	3300	60	60	60	60	60	60	300	0	0	0
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0									0	0
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0									0	0
06 Interim Assistance 570.201(f)	0	0	0	2	2	2	2	2	2	10	0	0	0	
07 Urban Renewal Completion 570.201(h)	0	0	0									0	0	
08 Relocation 570.201(i)	25	25	0	5	5	5	5	5	5	25	0	0	0	
09 Loss of Rental Income 570.201(j)	0	0	0									0	0	
10 Removal of Architectural Barriers 570.201(k)	595	50	545	10	10	10	10	10	10	50	0	0	0	
11 Privately Owned Utilities 570.201(l)	0	0	0									0	0	
12 Construction of Housing 570.201(m)	0	0	0									0	0	
13 Direct Homeownership Assistance 570.201(n)	343	60	283	12	12	12	12	12	12	60	0	0	0	
14A Rehab: Single-Unit Residential 570.202	450	75	375	15	15	15	15	15	15	75	0	0	0	
14B Rehab: Multi-Unit Residential 570.202	1170	350	820	0	0	175	100	75	350	350	0	0	0	
14C Public Housing Modernization 570.202	0	0	0									0	0	
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0									0	0	
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0									0	0	
14F Energy Efficiency Improvements 570.202	0	0	0									0	0	
14G Acquisition - for Rehabilitation 570.202	0	0	0									0	0	
14H Rehabilitation Administration 570.202	0	0	0									0	0	
14I Lead-Based/Lead Hazard Test/Abate 570.202	925	50	875	10	10	10	10	10	10	50	0	0	0	
15 Code Enforcement 570.202(c)	0	0	0									0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0									0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0									0	0	
Pu	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0								0	0	
	17B CI Infrastructure Development 570.203(a)	0	0	0								0	0	
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0								0	0	
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0								0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0									0	0	
18B ED Technical Assistance 570.203(b)	458	245	213	49	49	49	49	49	49	245	0	0	0	
18C Micro-Enterprise Assistance	116	40	76	8	8	8	8	8	8	40	0	0	0	
Pu	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0								0	0	
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0								0	0	
	19C CDBG Non-profit Organization Capacity Building	36	15	21	3	3	3	3	3	3	15	0	0	0
	19D CDBG Assistance to Institutes of Higher Education	0	0	0									0	0
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0									0	0
	19F Planned Repayment of Section 108 Loan Principal	0	0	0									0	0
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0									0	0
	19H State CDBG Technical Assistance to Grantees	0	0	0									0	0

20 Planning 570.205		0	0	0										0	0	
	21A General Program Administration 570.206	0	0	0										0	0	
	21B Indirect Costs 570.206	0	0	0										0	0	
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0										0	0	
	21E Submissions or Applications for Federal Programs 570.206	0	0	0										0	0	
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0										0	0	
	21G HOME Security Deposits (subject to 5% cap)	0	0	0										0	0	
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0										0	0	
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0										0	0	
22 Unprogrammed Funds		0	0	0										0	0	
HOPWA	31J Facility based housing – development	0	0	0										0	0	
	31K Facility based housing - operations	0	0	0										0	0	
	31G Short term rent mortgage utility payments	0	0	0										0	0	
	31F Tenant based rental assistance	67	55	12	11		11		11		11		11	55	0	
	31E Supportive service	0	0	0										0	0	
	31I Housing information services	0	0	0										0	0	
	31H Resource identification	0	0	0										0	0	
	31B Administration - grantee	0	0	0										0	0	
	31D Administration - project sponsor	0	0	0										0	0	
CDBG	Acquisition of existing rental units	0	0	0										0	0	
	Production of new rental units	0	0	0										0	0	
	Rehabilitation of existing rental units	0	0	0										0	0	
	Rental assistance	0	0	0										0	0	
	Acquisition of existing owner units	0	0	0										0	0	
	Production of new owner units	0	0	0										0	0	
	Rehabilitation of existing owner units	0	0	0										0	0	
Homeownership assistance	0	0	0										0	0		
HOME	Acquisition of existing rental units	0	0	0										0	0	
	Production of new rental units	0	0	0										0	0	
	Rehabilitation of existing rental units	0	0	0										0	0	
	Rental assistance	0	0	0										0	0	
	Acquisition of existing owner units	0	0	0										0	0	
	Production of new owner units	0	0	0										0	0	
	Rehabilitation of existing owner units	0	0	0										0	0	
Homeownership assistance	0	0	0										0	0		
<b>Totals</b>		26897	9033	17864	1835	0	1840	0	2069	0	1999	0	1949	0	9692	0

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1										
				Outputs Households				Funding						
				HOPWA Assistance		Non-HOPWA								
				Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA				
Tenant-based Rental Assistance	0	0	0											
Short-term Rent, Mortgage and Utility payments	0	0	0											
Facility-based Programs	0	0	0											
Units in facilities supported with operating costs	0	0	0											
Units in facilities developed with capital funds and placed in service during the program year	0	0	0											
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0											
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0											
Adjustment for duplication of households (i.e., moving between types of housing)														
<b>Subtotal unduplicated number of households/units of housing assisted</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Supportive Services</b>				Outputs Individuals										
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0											
<b>Housing Placement Assistance</b>				Outputs Individuals										
Housing Information Services	0	0	0											
Permanent Housing Placement Services	0	0	0											
<b>Housing Development, Administration, and Management Services</b>														
Resource Identification to establish, coordinate and develop housing assistance resources														
Project Outcomes/Program Evaluation (if approved)														
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)														
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)														



Other Activity (if approved in grant agreement) Specify:											
1		0	0	0							
2		0	0	0							
3		0	0	0							
4		0	0	0							

## HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	What happened to the Households that left			
						PY1	PY2	PY3
Tenant-based Rental Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter			
					Temporary Housing			
	0	PY2	PY2	#VALUE!	Private Hsg			
					Other HOPWA			
	0	PY3	PY3	#VALUE!	Other Subsidy			
					Institution			
Short-term Rent, Mortgage, and Utility Assistance	0	PY4	PY4	#VALUE!	Jail/Prison			
					Disconnected			
	0	PY5	PY5	#VALUE!	Death			
	0	PY1	PY1	#VALUE!	Emergency Shelter			
					Temporary Housing			
Facility-based Housing Assistance	0	PY2	PY2	#VALUE!	Private Hsg			
					Other HOPWA			
	0	PY3	PY3	#VALUE!	Other Subsidy			
					Institution			
	0	PY4	PY4	#VALUE!	Jail/Prison			
					Disconnected			
Facility-based Housing Assistance	0	PY5	PY5	#VALUE!	Death			

**5-Year Objectives, Strategies and Outcomes**  
FY 2011-2015

<b>Housing Objectives</b>				
	<b>Objective</b>	<b>Strategy/Activity</b>	<b>Indicator</b>	<b>Expected 5 YR Outcome</b>
H 1	<b>Increase the supply of Committed Affordable Units</b>	1.1 Support portion of development costs of nonprofit housing	1.1.1 # affordable units developed	<b>2,000 units</b>
H2	<b>Improve owner-occupied housing</b>	2.1 Offer affordable rehabilitation and repair programs for low/mod homeowners	2.1.1 # homes repaired	<b>245 units</b>
			2.1.2 #homes made accessible	<b>75 units</b>
			2.1.3 #homes improve energy efficiency	<b>75 units</b>
H3	<b>Provide housing subsidies.</b>	3.1 Implement programs to provide direct financial assistance to low/moderate income households	3.1.1 # households served	<b>18,620 hh</b>
			3.1.2 # households served	
H4	<b>Assist low income households to become homeowners</b>	4.1 Offer technical and financial assistance to eligible, prospective homeowners	4.1.1 # hh become first time home owners	<b>250 hh</b>
			4.1.2 # hh obtain VHDA certificate	<b>3500 hh</b>
H5	<b>Increase the number of permanent supportive housing units (PSH)</b>	5.1 Dedicate a portion of CAFs as PSH, linked to rental subsidies	5.1.1 # PSH CAFs	<b>262 units</b>
		5.2 Develop small scale supportive housing projects	5.2.1 # units developed	<b>89 units</b>

<b>Homeless Objectives</b>				
	<b>Objective</b>	<b>Strategy/Activity</b>	<b>Indicator</b>	<b>Expected 5 YR Outcome</b>
HM1	<b>Provide permanent supportive housing for homeless persons with disabilities.</b>	1.1 Provide case management and rental subsidies for homeless persons with disabilities.	1.1.1 # clients supported in permanent housing	<b>520 clients</b>
HM2	<b>Provide transitional housing for the homeless.</b>	2.1 Provide case management and rental subsidies for persons in transitional housing	2.1.1 # families supported in transitional housing	<b>900 persons in families</b>
			2.1.2 # single adults supported in transitional housing	<b>105 singles</b>
HM3	<b>Provide emergency housing for the homeless.</b>	3.1 Provide shelter and services to homeless individuals and families	3.1.1 # persons supported in emergency shelter	<b>3600 persons served</b>
			3.1.2 # beds	<b>132 beds</b>
HM4	<b>Prevent homelessness.</b>	4.1 Provide support for nonprofits to prevent homelessness and/or rapidly re-house	4.1.1 # hh receive counseling and financial assistance to stabilize housing	<b>2236 HH</b>

<b>Community Development Objectives</b>				
	<b>Objective</b>	<b>Strategy/Activity</b>	<b>Indicator</b>	<b>Expected 5 YR Outcome</b>
CD1	<b>Improve physical conditions in NSAs</b>	1.1 Identify and prevent code violations and offer ways to resolve them	1.1.1# Housing Code violation notices issued.	<b>1800 notices</b>
			1.1.2 # properties brought into compliance	<b>1800 properties</b>
			1.1.3 # Home Improvement Projects complete	<b>75 units</b>

	Objective	Strategy/Activity	Indicator	Expected 5 YR Outcome
			1.1.4 # Code Enforcement complaints from NSAs	500
			1.1.5 # cases where technical assistance provided	200
CD1		1.2 Develop and implement physical improvements related to housing and public infrastructure	1.2.1 # NC projects completed in NSAs;	20 projects
			1.2.2. # clean up events	15 events
CD2	Increased access to human services through provision of information and service delivery.	2.1. Plan and deliver community events	2.1.1. # fairs, workshops, events in NSAs & County-wide	60 events
			2.1.2 # attending workshops, fairs & events in NSAs	4700 persons
CD2		2.2 Facilitate partnerships that expand and improve services	2.2.1 # partners for events & programs	25 partners
			2.2.2 # attendees surveyed who rate event as useful	1850
CD2		2.3 Fund priority projects.	2.3.1 # successful CD funded projects in NSAs	25 projects
			2.3.2 # NSA clients served through CD projects	5800 persons

	Objective	Strategy/Activity	Indicator	Expected 5 YR Outcome
			2.3.3 # clients surveyed who are satisfied with service	2320
CD2		2.4 Provide technical assistance to increase access to human services.	2.4.1 nonprofit completes technical assistance program/activity	15 nonprofits
CD3	Increase participation in neighborhood improvement activities	3.1 Develop community leaders through the Neighborhood College or other training	3.1.1 # participants who complete the training	100 persons
			3.1.2 # NSAs represented in the training	11 NSAs
CD4	Improve economic conditions of low and moderate income persons in NSAs and County-wide	4.1 Provide financial literacy training opportunities for clients at-risk of homelessness	4.1.1 # clients who complete standardized financial literacy program	300 clients
CD4		4.2 Provide job training and skills development opportunities that are accessible and affordable	4.2.1 # clients complete training	500 clients
CD4			4.2.2 # placed/retain employment 90+ days	350
CD4		4.3 Provide services to remove barriers to employment	4.3.1 # clients secure work authorization	100 clients
			4.3.2 # clients matched with employers	2115 clients

	Objective	Strategy/Activity	Indicator	Expected 5 YR Outcome
CD5	Foster micro-enterprise development for low and moderate income business owners	5.1 Provide technical and financial assistance to new or expanding businesses in appropriate language and format	5.1.1 # businesses start/expand	85 businesses
CD5			5.1.2 # micro-loans	50 loans
CD5			5.1.3 # business given technical assistance	530 businesses

## CONSOLIDATED PLAN

# COMMUNITY PARTICIPATION PLAN

### INTRODUCTION

Arlington County's Consolidated Plan is intended to provide a vision to guide policies and programs which address housing, homelessness, and community development strategies over a five-year period. It combines the planning, application, and reporting requirements for the following U.S. Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); Emergency Shelter Grants (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). Each of these HUD programs has distinct activities to involve citizens in the planning, implementation, and evaluation of the programs.

This Consolidated Community Participation Plan (CPP) guides and coordinates the community participation process each year as the County prepares its Consolidated Plan. It includes a summary of public input and review mechanisms for each of the above listed HUD programs. Reviewed periodically, it is to determine whether modifications are needed to ensure effective community participation. It is designed to comply with 24 CFR Part 91.105, governing community participation for the Consolidated Submission for Community Planning and Development Programs.

**A. Purpose:** The CPP provides residents, public agencies, and other interested parties, including those most affected, opportunities to participate in every aspect of the consolidated planning process, e.g., identifying needs, setting priorities, recommending programs, developing proposals, and reviewing program accomplishments.

**B. Involvement of Commissions/Committees:**

1) The County seeks input from many commissions and committees, including the following:

- o Community Development Citizens Advisory Committee
- o Citizens Advisory Commission on Housing
- o Human Rights Commission
- o Community Services Board
- o Commission on Aging
- o Commission on the Status of Women
- o Disability Advisory Commission
- o Economic Development Commission
- o Environment and Energy Conservation Commission
- o Fiscal Affairs Advisory Committee
- o Health Care Commission



- o Historical Affairs and Landmark Review Board
- o Multicultural Advisory Commission
- o Neighborhood Conservation Advisory Committee
- o Parks and Recreation Commission
- o Planning Commission
- o Tenant-Landlord Commission
- o Transportation Commission
- o Workforce Investment Board

2) Community Development Citizens Advisory Committee (CDCAC) has a key role in the planning, implementation and evaluation of the Community Development Block Grant Program. This Committee, originally created by County Board action in 1978, is the vehicle through which Arlington County complies with Section 104(a)(3) of the Housing and Community Development Act of 1974. These regulations require opportunities for the participation of residents in an advisory role in planning, implementing and assessing the program. An appendix, Community Development Citizens Advisory Committee Role and Composition, describes membership which includes representatives of: 1) County-wide organizations or constituencies with a special interest in community development and affordable housing programs, and 2) neighborhoods with concentrations of low and moderate income persons where significant CD-funded activities are taking place.

**C. Involvement of other groups:** The County also seeks input from:

- 1) public and private entities, both nonprofit and for-profit, particularly those whose purpose relates to housing, homelessness, neighborhoods, community development and economic development;
- 2) the community-at-large, civic organizations particularly those from low and moderate income neighborhoods, civic associations, tenant associations, special interest groups;
- 3) the business community;
- 4) the Arlington County Schools;
- 5) clients, program users, program operators; and
- 6) residents and organizations in Neighborhood Strategy Areas (NSAs).\*

\*In FY 2004 the County designated eleven NSAs: Nauck, Columbia Heights West, Buckingham, Pike Village Center, Long Branch Creek, Arlington View, Radnor/Fort Meyer Heights, Barcroft, Lyon Park, Penrose, and Westover.

**D. Requests for proposals:**

**Consolidated Plan:** All requests for proposals are an integral part of Arlington's Consolidated Plan. The Plan identifies the County's housing and community development goals, strategies and objectives. The requests for proposals will cite the goals, strategies and/or objectives appropriate to the funding resource.

**CDBG** - Groups and residents identified in Section B and C above are sent information in the summer of each year on the amount of CDBG funding expected to be available, the range of activities which may be undertaken using those funds, priorities established by the Consolidated Plan, program requirements, and the procedure and schedule for development of the CDBG program for the coming year (which begins in July). Additionally, notices are displayed at County libraries and recreation centers. The public is informed that staff is available to provide technical assistance to individuals and organizations in the development of their proposals. Neighborhood Strategy Areas are provided technical assistance to assess their community development and housing needs and develop proposals. Most proposals for funds are submitted and considered in the fall, however, occasionally requests are considered mid-year. Affordable Housing Investment Funds (AHIF) are incorporated into the CDBG proposal solicitation process each fall.

**HOME** - Project solicitation and public notice is ongoing. For-profit and nonprofit housing developers, apartment owners, interested citizens, commissions and other community groups are notified of the availability of funds. Notification is also provided on the Arlington County website.

**HOPWA** - Arlington works in coordination with other local governments in the region in applying for HOPWA funding allocations.

**ESG** - The Homeless Services Coordination Committee, composed of County staff, nonprofit organizations, and residents, meets regularly to develop programs and evaluate the needs of homeless persons in the County. Each spring this committee reviews the recommendations for use of ESG funds in the draft annual Consolidated Plan.

**E. Community input to identify needs and strategies:** Public hearings/forums on County needs and strategies as related to the Consolidated Plan are held each fall.

- 1) A hearing is held jointly by the Housing Commission and the CDCAC in order to receive community input on needs and strategies related to the Consolidated Plan.
- 2) In lieu of that hearing, a community forum is held at a location outside of the Courthouse area any year in which a five-year plan is being developed.
- 3) County commissions and committees, civic associations, neighborhood strategy area committees, and other groups listed above are encouraged to conduct forums on needs and strategies.
- 4) The CDCAC and the Housing Commission hold public meetings during which

proposals, project plans and specific strategies are reviewed, and recommendations are made to the County Board.

- F. Community input to maintain an effective CPP:** The public is periodically encouraged to comment on the structures and processes for community participation for the Consolidated Plan and its respective programs.
- G. Community input on the Draft Consolidated Plan:** The Draft Consolidated Plan includes implementation strategies and action plans for each major goal area of the Consolidated Plan. Public hearings/forums on the Draft Consolidated Plan are held during the three months after its publication. The Consolidated Plan includes the CDBG activities to be carried out (including locations, where known), the anticipated CDBG funds available (including the annual HUD grant, program income expected to be received during the coming program year, and unprogrammed program income from previous years), and the national objectives to be met. It also includes the same information for HOME, ESG, and HOPWA.
- 1) Interested committees, commissions, and other groups listed above are requested to solicit community input and communicate comments to the CDCAC, the Housing Commission or the County Board.
  - 2) Copies of the Draft Consolidated Plan are sent to all individuals and groups which submitted applications for funding.
  - 3) The hearing conducted annually by the County Board in connection with preparation of the County's Proposed Budget is publicized as a hearing for community input on needs and priorities, as well as performance, related to the Draft Consolidated Plan and its associated funding sources.
  - 4) The County Board holds a public hearing to solicit community comment, consider advisory committee recommendations, and adopt the Consolidated Plan when the County Budget is adopted.
- H. Community Input on Program Performance:** The public is encouraged to comment on program performance several times each year. The Consolidated Annual Performance Evaluation Report (CAPER) (see Section M) details progress and performance of the Consolidated Plan programs for public review and comment. Comments are received during the 30 day period prior to submission of the report and at any of the public hearings and forums mentioned above, or in writing.
- I. Outreach:** Publicity mechanisms to inform the community about the Consolidated Plan include press releases, flyers, email, internet, and posters, with a special emphasis in income-eligible areas and other areas of low income or minority concentrations, such as residents of assisted housing complexes. Faith-based organizations are encouraged to compete for funding under the same eligibility requirements as all other nonprofit organizations. Press releases include cable television and public media in languages other than English.

- 1) **Mailouts:** Distributions of the draft Consolidated Plan or its executive summary is undertaken following the release of the Manager's Proposed Budget. Mailing lists include, at a minimum, a broad range of: County advisory committee chairs, civic associations, nonprofit housing development and service agencies, minority groups, the religious community, business representatives, and interested individuals.
  - 2) **Official Notices:**
    - a) Arlington advertises hearings in a newspaper having general circulation in Arlington County.
    - b) Arlington publishes in a newspaper having general circulation in Arlington County: 1) a description of the Draft Consolidated Plan; 2) a description of the process for public comment; and 3) a list of locations where the Plan may be examined. Copies are available at government offices, neighborhood centers, and the public library.
  - 3) **Presentations:** Staff is available to organizations or neighborhood groups to make presentations on the Proposed Consolidated Plan.
  - 4) **Outreach to Minorities:** Outreach is undertaken to maximize participation in public forums by minority and limited-English proficient populations, including representatives of minority organizations. Particular emphasis is placed on face to face outreach to various ethnic communities. Interpreters are provided on request at hearings. Meeting announcements are translated into Spanish and other languages as needed.
- J. Technical Assistance:** Technical assistance is provided to individuals or groups seeking participation in the consolidated planning process or access to program funding. Particular attention is given to informing low, very low, and poverty income groups that assistance is available to develop proposals under the consolidated submission.
- K. Inclusion of Public Comment:** Comments at public forums and in written testimony are summarized and included in the draft and the final Plans. The summary of public comments in the approved Consolidated Plan includes staff responses to the comments.
- L. Plan Amendments:** The public receives reasonable notice of, and opportunity to respond to, any substantial amendment proposed for the Plan. There are two types of amendments: 1) regular amendments which typically are modifications to the annual plan involving expenditure of CDBG funds; and 2) substantial amendments which involve additions or deletions of goals or changes to the intent of the goals or strategies articulated in the five-year plan.
- 1) **Regular Amendments:** A regular amendment is made whenever the County Board decides:

- a) to make a change in its allocation priorities or a change in the method of distribution of funds; or
- b) to carry out an activity, using funds from any program covered by the Consolidated Plan (including program income), not previously described in the action plan; or
- c) to change the purpose, scope, location or beneficiaries of an activity. Depending on the funding source, citizen advisory committees may review the proposed amendments and make recommendations to the Board.

2) **Substantial Amendments:** A substantial amendment to the Consolidated Plan involves addition or deletion of goals or changes to the intent of the goals or strategies articulated in the Five-Year Consolidated Plan. Such an amendment would be required prior to the County allocating federal CDBG, HOME, ESG or HOPWA funding to any activity inconsistent with an approved five-year goal or strategy. A change to an annual plan between annual submissions that is consistent with the five-year strategy would not constitute a substantial amendment.

3) **Substantial Amendment Process:** Prior to making any substantial amendment to the Consolidated Plan, a description of the proposed changes will be published in a local newspaper, allowing a minimum of 30 days for citizens to comment. Notice will also be posted on the County's webpage and included in the electronic newsletter published by the County. The appropriate citizen advisory committee(s) will review the proposed amendments and make recommendations to the Board. All comments will be considered and final amendments will be approved by the Arlington County Board.

M. **Plan Evaluation by HUD:** Staff submits performance and progress data to HUD periodically and annually prepares a performance report called the Consolidated Annual Performance Evaluation Report (CAPER). The submission is available to the public, and sent to Central Library.

N. **Reasonable Accommodation:** All meetings, hearings, forums, etc., are open to the public. All meetings are held in facilities accessible to persons with physical disabilities. Sign language interpreters and alternative print formats are provided if five days' advance notice is given. Reasonable accommodations are undertaken, as requested, to enable full participation in all stages of the process by persons with disabilities.

O. **State and Regional Consultation:** The Proposed Consolidated Plan is submitted for review and comment by the Virginia Department of Housing and Community Development, the Virginia Housing Development Authority, members of the Council of Government's Housing Director's Advisory Committee, the Northern Virginia Regional Commission, and other appropriate local jurisdictions or housing authorities.

P. **Anti-Displacement and Relocation Plan:** The public is provided opportunities to review/modify the Residential Antidisplacement and Relocation Assistance Plan, designed to minimize displacement and assist those displaced as a result of activities funded through

the Consolidated Plan. The Antidisplacement and Relocation Plan is included in the Consolidated Plan and the CAPER.

- Q. Complaints:** Staff responds to any written complaint or grievance related to the Consolidated Plan and its associated funding sources, within 15 working days, where practicable.
- R. Records:** The public has access to records of the Consolidated Plan and other related policies or certifications for at least five years.

**Approved:** September 3, 1994

**Amended:** April 12, 1997

April, 2005

April, 2007

April, 2009

Contact with the staff may be made at:

Housing Division  
Courthouse Plaza, Suite 700  
2100 Clarendon Boulevard  
Arlington, Virginia 22201

(703) 228-3760

(703) 228-4611 TTY

**COMMUNITY DEVELOPMENT PROGRAM**  
**CITIZENS ADVISORY COMMITTEE (CDCAC)**

**Role and Composition**

The Arlington County Board has final responsibility for developing and ensuring implementation of the Community Development Block Grant (CDBG) and Community Services Block Grant (CSBG) programs, together called the CD Program. The County Board actively seeks input from the community. This input occurs through submission of citizen proposals, especially from the Neighborhood Strategy Areas (NSAs); advice from the Community Development Citizens Advisory Committee (CDCAC); comments at public hearings and meetings; and community involvement in the identification of community development and housing needs and the review of program performance.

**Role:** The CDCAC which was established by the Arlington County Board in 1978 in order to comply with Section 104 (a)(3) of the Housing and Community Development Act of 1974, is key to community participation in all aspects of the CDBG and CSBG programs. CDCAC advises on development of the annual CD program, Annual Action Plan, and the Consolidated Plan, implementation and evaluation of the CD program, proposed amendments to the Consolidated Plan, and allocations of unprogrammed funds.

**Notice and Purpose of Meetings:** The calendar of Committee meetings is established at the beginning of the fiscal year (July) and serves as notice of the time and place of each meeting, generally held the first Wednesday of the month. Meetings are held more frequently in October and November in order to complete review of proposals. The time and place of CDCAC's meetings can be obtained by calling the Housing Division at (703) 228-3760 and on the County's website at [www.arlingtonva.us](http://www.arlingtonva.us).

At each meeting of the Committee throughout the year, staff reports on progress of current projects and programs. The CDCAC makes recommendations to staff regarding these activities and to the County Board on items requiring Board action. All Board actions are reviewed and acted upon in a manner that allows for community participation.

The CDCAC periodically reviews and evaluates CDBG and CSBG program performance, including the Consolidated Annual Performance Evaluation Report. It welcomes comments on program performance at the hearings it holds jointly with the Housing Commission. Neighborhood Strategy Area groups periodically evaluate CD programs and activities of interest to the neighborhood at their meetings and communicate concerns to CDCAC.

**Composition:** The CDCAC is made up of representatives of County-wide organizations or constituencies with a special interest in community development and affordable housing

programs, and of neighborhoods where significant CD-funded activities are taking place and where there are concentrations of very low, low and moderate income persons. The County Board designates the organizations represented on CDCAC. Representation on CDCAC reflects a tripartite organization:

**Elected Public Officials:**

**6 TOTAL SEATS**

Arlington Community Services Board  
Commission on Aging  
Citizens Advisory Commission on Housing  
Disability Advisory Commission  
Tenant-Landlord Commission  
Arlington Public Schools

**Low-  
Income/Neighborhood  
Strategy Areas:  
7 TOTAL SEATS**

**Elected from**  
Columbia Heights West  
Nauck  
Buckingham  
Pike Village Center  
Arlington View  
Radnor/Ft. Meyer Heights  
Long Branch Creek  
Lyon Park  
Barcroft  
Westover  
Low Income Interests At-Large

**Private Sector:**

**6 TOTAL SEATS**

Non-profit housing developer  
Non-profit service provider  
Minority/Newcomer Interests-at-Large  
Business Interests-at-Large  
Public Interests-at-Large

The County Board appoints the category of Elected Public Officials who are representatives from the Commission on Aging, Arlington Community Services Board, Tenant-Landlord Commission, Disability Advisory Commission, Arlington Public Schools, and the Citizens Advisory Commission on Housing. Each of these boards/commissions selects its own alternate.

In addition, the County Board appoints the Private Sector category. These are representatives from at-large interest groups: minorities/newcomers, businesses, and general public interest seats. The County Board also appoints representatives from nonprofit housing developers and service providers. Notice of the vacancy is given to organizations and interested parties that



represent these groups. Nominations are submitted to the CD staff and forwarded to the County Board for selection and appointment.

For the Low Income category, NSA representatives are selected by the civic association serving the neighborhood through a democratic process and are recommended to the Committee by a letter bearing the letterhead of the Civic Association. The representatives and alternates selected by the NSA must be residents of the neighborhood, own property, or operate a business located in the neighborhood. For at-large low income interest representatives, the CD staff will identify appropriate groups and assist them to develop a democratic process to select a representative to CDCAC.

**Term of Office:** New representatives to the CDCAC, including County Board appointed representatives and those selected by an organization or NSA, may serve two terms of 2 ½ years each, not to exceed two consecutive terms, or a total of 5 years. Where no other membership rules have been adopted by the CDCAC, the County Board's Advisory Group Policy prevails.

**Rules of Procedure:** The chairman, selected by the County Board from the membership of the CDCAC, is appointed annually by July 1 by the County Board. A quorum consists of fifty-one percent of currently sitting members. The Committee determines its own rules of procedure and has adopted "Roberts Rules of Orders" for operating procedures not addressed by its rules. The CD staff in the Housing Division provide technical assistance and support services to the CDCAC, such as provision of meeting space, notice of meetings, minutes, interpretation of HUD and HHS policies and requirements, and program status reports. Staff also may prepare letters, reports, responses, and other documents for the CDCAC, as requested, and attend CDCAC meetings and hearings.

**Adopted July 1978;**  
**Revised September 1991;**  
**Revised April 1997**  
**Revised April 2005**  
**Revised April 2007**  
**Revised April 2009**



## Housing and Community Development Needs **SURVEY SUMMARY** Consolidated Plan 2011-2015

The purpose of this survey is to get feedback from the community about current housing and community development needs and services. The results of the survey will be used to guide strategies for developing and funding programs and services to be included in the County's 2011-2015 Consolidated Plan as required by the Department of Housing and Urban Development. Neighborhood surveys were one of the tools used to elicit resident's comments on community needs; we also hosted a Community Forum and held discussions with other focus groups. This survey has two parts, the English language responses and the Spanish language responses. Thank you for taking the time to respond to the survey. Here is a summary of the results:

### **215 total surveys**

- 145 on line
- 70 on Paper
- 153 in English
- 62 in Spanish

### **Demographics**

#### English

Most respondents were from Columbia Pike, Columbia Heights West, and Ballston. 64% of respondents made less than \$50,000, 15% made greater than \$100,000. Nearly half of the respondents were in 2 or 4 person households. 70% were renters.

#### Spanish

Most respondents were from Buckingham and Columbia Heights West. 95% of respondents made less than \$50,000. A significant majority were in 3 or 4 person households. 74% were renters.

### 1. What are the greatest needs for low and moderate income residents of Arlington County?

#### English

Nearly half of all respondents believed that affordable housing is the greatest need. A quarter of all respondents believed that housing and services for underserved groups including homeless and people with special needs is the second greatest need, along with economic development, which includes job training for adults and youths and small business development.

### Spanish

The priorities were the same as above. Nearly  $\frac{3}{4}$  prioritized the need for affordable housing and nearly half prioritized housing and services for underserved groups and economic development.

2. Which affordable housing approaches best serve the needs of low and moderate income residents of Arlington County?

### English

Half of all respondents ranked increasing the supply of affordable rental housing as the best approach, with increasing rent assistance second, and increasing home ownership opportunities third.

### Spanish

The rankings were reversed with home ownership first, rent assistance second, and rental housing third.

3. Which homelessness and supportive housing approaches best serve the needs of low and moderate income residents of Arlington County?

### English

The two highest ranked approaches were to increase the supply of permanent supportive housing and to expand income options, including access to benefits and employment opportunities. The next highest ranked approach was to provide supportive services to help households keep housing.

### Spanish

The priorities were the same as above.

4. Which community development services would best serve low and moderate income residents of Arlington County?

### English

The three most important community development services were job training, public health services, and English classes.

### Spanish

The three most important community development services were job training, small business development, and youth services.

5. Which fair housing strategies best serve the needs of low and moderate income residents of Arlington County?

### English

The two highest ranked fair housing strategies were to minimize housing discrimination and to increase outreach to and education of tenants and owners about rights and responsibilities. The next highest ranked strategies were to prevent foreclosures and to mitigate subprime lending.

### Spanish

The two highest ranked fair housing strategies were to minimize housing discrimination and to prevent foreclosures. The next highest ranked strategies were to increase outreach to and education of tenants and owners about rights and responsibilities and to mitigate subprime lending.

## Summary of Community Forum Focus Group Discussions

### Affordable Housing Goals & Target Focus Group Discussion

The Affordable Housing Goals and Targets break-out session included a presentation on what the existing Goals and Targets are as well as what changes are being put forth by the Housing Commission's Goals and Targets Subcommittee. One of the main changes is to include a goal to prevent and end homelessness, which includes targets to reduce the chronically homeless; increase the number of shelter beds; increase supportive housing units; broaden the housing grant program funding and eligibility to meet the need; and to provide skills training, employment placement, or enrollment in public assistance benefits. Other recommendations include having the County create an annual report on housing inspections and violations to be presented to the Tenant-Landlord Commission; identify upcoming expiring committed affordable units; track affordable units added based on when they are built and available; track the loss of market rate affordable housing; and increase assistance for households to prevent foreclosure.

Participants in the sessions recommended the following:

- Broaden eligibility for Housing Grants to include working individuals. Increase per unit subsidy to match fair market value of housing in Arlington.
- Better identification of the homeless – many homeless are not on the streets, but have moved in with friends or relatives
- Increase the real estate tax rate and dedicate the funding towards affordable housing development
- Need units affordable at lower income levels and they should be built into the project so that the units would be committed at that income level
- For the goal of adding 400 net new committed affordable housing units per year, identify how many units we want at each AMI percentage
- We have been focused on creating family sized units, but we should look into the need to add efficiency units especially to achieve the new homeless goal
- Avoid displacement of low-income residents during redevelopment, especially the displacement of minorities
- Encourage sustainable green practices for affordable housing so tenants can save money on utility bills
- Prevent and remediate unwanted institutionalization of the disabled
- Commit to smart growth, mixed-use and mixed-income development
- Track new units compliance with the Fair Housing Act
- Revise the geographic distribution goal
- Increase the number of accessible committed affordable units
- Need an accessibility database that tracks units based on what features they have and when the units are available. This database should also track demand and whether the units are filled with tenants who require the given accommodations in the unit.

The process going forward includes two meetings by the Housing Commission's Goals and Targets Subcommittee to review feedback from the forum and to finalize their recommendations. Those meetings will take place on October 13 and 27. The Housing Commission will receive the recommendations as an informational item and receive public comment at its November 5 meeting and on December 3 the Housing Commission will take action on the recommended changes. All meetings are open to the public, will start at 7:00 p.m. and will take place in room 311, 2100 Clarendon Boulevard except for the November 5 meeting, which will meet in the Cherry and Dogwood rooms of 2100 Clarendon Boulevard.

### **Analysis of Impediments to Fair Housing Focus Group Discussion**

The Analysis of Impediments to Fair Housing (AI) 2009 breakout session included a presentation on the existing barriers to housing choice, such as housing supply and location, the physical accessibility of housing, vouchers, source of income, the accessibility of prime financing, foreclosures, and language access. The analysis helped to highlight areas where actions might broaden the housing options for persons protected by fair housing laws. The DRAFT Fair Housing Plan 2009 highlighted the current efforts of Arlington County to address fair housing.

Below is a summary of participants' recommendations.

#### *Affordable housing, foreclosures, subprime lending, and language access*

- The implementation of the accessory dwelling (AD) ordinance should be improved. There are still too many barriers, e.g. cost, that limit widespread adoption.
- In negotiations with developers, units should be asked for more than money in lieu.
- Real estate tax relief should be increased for owners and developers of affordable housing.
- A higher proportion of state tax credits should go to Northern Virginia.
- Developer fees should be unrestricted for developers of affordable housing.
- To improve foreclosure prevention, flyers should be distributed with the names of non-legitimate and legitimate financing and counseling organizations. They could be put in Laundromats. Partner with civic associations.
- The language access policy is good, but implementation needs to be improved.
- To improve the geographic distribution of affordable housing, public land and facilities should be used. The Cherrydale and Alexandria firehouses both incorporated affordable housing. Potential also exists during the development of Westover library, Kenmore, Lubber Run. "School campus" concept should be explored for the schools as a way to build teacher housing on school sites.
- Developers and owners of affordable housing should have access to more incentives, e.g. density, tax breaks, a fast approval process, reduced real estate taxes, payment in lieu of taxes (PILOT) agreements. These could be used to preserve market rate affordable housing (MARKS), especially along Columbia Pike and in conjunction with code enforcement activities.
- Use tax breaks on a small scale to preserve affordable housing. One community member said they own a second property in Arlington and they keep the rents affordable. This behavior should be incentivized.

- Community Land Trusts (CLT) were suggested as a vehicle for creating and maintaining affordable housing. Arlington should investigate cities that have used this tool.

*Vouchers, barriers based on source of income, criminal background checks, credit histories, and housing for people with disabilities (accessible housing)*

- Persons with disabilities need value of vouchers increased to 120% Fair Market Rent.
- If person with disabilities has personal assistant or equipment, they need to be accommodated with a 2-bedroom unit.
- Increase availability of housing vouchers.
- Promote more accessible housing for residents in nursing homes. To move people out of nursing homes, more accessible homes and apartments are needed. This is dictated by the Olmstead case. Maybe there should be a voucher preference for moving people out of nursing homes.
- Rental offices must be compliant with the Americans with Disabilities Act (ADA).
- Information for renters should be provided in accessible formats, including for those with low vision.
- Arlington should “test” for accessibility and Fair Housing accessibility requirements.
- There needs to be a list of available properties where vouchers are accepted and this list needs more transparency. There should be categories with available properties and who is on the waiting lists. This should also be done for Committed Affordable Units (CAF).
- When renters are under a month to month lease, they have difficulty demonstrating proof of good tenancy to the next landlord.
- Need requirement for roll-in showers to promote accessible housing, similar to the “barrier-free” program. Bath tubs should be removed from new units. This practice promotes aging in place and complies with the Olmstead case if nursing home residents can return to the community to live. This is a less expensive option.
- Supportive housing for the mentally ill is needed. Such housing should include some type of psychiatric rehabilitation services.

The process going forward includes further input gathering from residents via community meetings ([link to the doc that lists ways to stay involved?](#)), the Consolidated Plan blog, and the Consolidated Plan survey (En Espanol).

### **Homelessness in a New Economy Focus Group Discussion**

The Homelessness in a New Economy break-out session included a presentation highlighting the seriousness of homelessness in Arlington County noting that the “Point in Time” survey indicated that there was a 28% increase in homeless individuals in one year, there were 57 homeless families and 40% of the homeless persons were unsheltered. The presentation also focused on efforts to implement the 10 Year Plan to End Homelessness. Activities include preventing homelessness by moving people who do become homeless into housing rapidly and providing the wrap-around services necessary for them to maintain their housing.

Participants in the sessions recommended the following:

- Need funding to have more creative housing arrangements – group housing, roomers, accessory dwellings

- Tenants need training in life skills and job training
- Mediate and work with more landlords to prevent evictions and access to housing
- Better job of refining measurements that evaluate effectiveness
- Development of residential studio apartment
- Replace existing Emergency Winter Shelter with year round shelter ASAP
- Need residential studio apartments sooner (rather than later), County needs to seek several funding sources
- Need to go to areas where homelessness is more prevalent and work with civic groups to help eliminate homelessness
- Need more housing for poor people, not just moderate income people.
- Need computerized system that indicates where there are apartments available
- Young people need more coaching (to acquire better life skills and employment) to help prevent homelessness
- More access to legal assistance to prevent eviction and foreclosure

The Leadership Consortium and the Implementation Task Force of the 10 Year Plan to End Homelessness will continue to meet monthly to discuss issues such as housing for the homeless, ways to prevent homelessness, developing a range of programs that addresses income and financial literacy needs and identifying and establishing funding for homeless services.

### **Community Development for Low-Income Persons Focus Group Discussion**

The Community Development for Low-income Persons break-out session included a presentation on housing services, jobs, economic opportunity, workforce training and education, energy conservation, asset building, and financial literacy.

Participants in the sessions recommended the following:

#### *Workforce Training*

Types of workforce training that would be beneficial:

- utilize computer training/programs in native language to make training easier
- training in health care technology
- basic training in on-line applications and training in life skills particularly for youth
- combine workforce training with energy conservation, green jobs
- high demand for short-term training in healthcare and child development

Obstacles to employment training:

- lack of very basic computer skills, one suggestion is to introduce cyber seniors teen program to encourage intergenerational learning
- language and computer literacy
- increase funding available to enroll in short-term programs such as, CDL training, cosmetology, culinary arts, child development
- lack of information on availability of training and services offered by county and other nonprofits
- Need a comprehensive resource guide
- Certain clients, e.g. OAR and homeless, often need mentors for success
- some facilities are not readily accessible for physically handicapped and other disabilities

### Skills in demand and future skills needed

- training in green jobs, such as retrofitting and rehabilitation
- computer skills in native language
- healthcare technology

### *Financial Literacy*

- include financial literacy in employment training
- in addition to volunteers, need to pay trainers to train people in financial literacy
- make financial literacy a part of education for youth before graduation from high school
- lobby to have Individual Development Accounts and VIDA restrictions and eligibility criteria revised to benefit more participants
- need to involve businesses in financial literacy and savings programs

### *Energy Conservation*

- support green efforts with incentives, such as tax benefits, loans, grants, e.g. Berkeley model
- relate energy savings to money saved and provide incentives to attend w/shops
- in addition to targeting condominium owners, condo boards should also be targeted for energy saving programs
- provide education to property managers, tenants and about energy conservation
- encourage local politicians to support tax and other incentives for homeowners for energy conservation programs.

The process going forward includes writing up the community development section of the Consolidated Plan with the input from the forum, collecting more recommendations from the financial literacy advisory group, and incorporating the responses to the community development-specific survey.

### **Timeline for the Development of the FY 2011-2015 Consolidated Plan**

- Sept 26, 2009 – Community Forum
- Fall/Winter 2009 – Staff Drafts HUD Narratives
- Feb 2010 – Draft Consolidated Plan Published
- March 2010 – Housing Commission and the Community Development Citizen Advisory Committee Public Hearings
- April 2010 – Board Approves Consolidated Plan and 2011 Action Plan
- May 2010 – Submit to HUD with requisite reports (AI, Fair Housing Plan, etc)



## COMMUNITY COMMENTS AND STAFF RESPONSES

Public Comment at Joint Housing Commission and Community Development Citizen  
Advisory Committee Meeting on March 4, 2010

Alexa Mavroidis said she originally read the earlier draft Analysis of Impediments and noticed that there was no mention of the Olmstead Act. She has since received the updated draft and saw that Olmsted was included. Although issues are mentioned in the Analysis of Impediments, it is not in the Consolidated Plan. Page 163 and 164 talks about some of the critical housing needs but doesn't talk about solutions. There is a need for housing for people returning from institutions. She said she only sees a few references in the plan regarding institutions when there could be so much more. She suggested using MDS data to identify the needs of that population coming out of institutions.

**Response:** The Fair Housing Plan, which is drawn from the analysis of impediments, is an attachment to the Five Year Consolidated Plan as well as the analysis itself. MDS data was reviewed by the County, however, it is limited in what it provides. The Olmstead Act is mentioned in the Community Development Section of the Plan under MH/MR facilities and programs.

Lois Athey from BUGATA mentioned that the Consolidated Plan noted that Hispanic and African Americans in Arlington have a greater percentage of need in certain housing categories according to HUD data. She noted that the Hispanic population has decreased in Arlington and that she is concerned that we are losing too much of this population. While no indications of housing discrimination have been found in the tests, a lot of Latinos will not report that they have been discriminated against. Many of your projects are tax credit and many Latinos can't get through that process and it is often easier to let people that have a mainstream job into those units. It is very hard if you have an unstable job or seasonal work to get into these units. The County has a limited English requirement, but would like to see a report on the statistics. A report would make each department look to see if they are meeting this requirement. She also mentioned that she would like to see easier to use brochures and use of videos as way to get information out. How management companies do leases, such as month to month and not a year lease, need to be reviewed by Tenant-Landlord Commission. Need to get a report from code enforcement. She said that she is seeing a diluting of the neighborhoods. In the past four years she has seen a slippage of the social networks in the neighborhood which are vital for a successful Arlington. Need to weave together programs that benefit neighborhoods. A vast majority of homeless single males are Latino and undocumented and they can't access these programs. It is really

important to keep these people in housing because once they become homeless they continue to live on the streets.

Holly Bray asked if she has any ideas on how to help the undocumented homeless. Lois Athey said that they need help finding jobs, but the most important thing is to keep them in their home and eventually they will get a job and get back on their feet.

**Response:** The issue of one nonprofit housing developer which manages affordable housing communities to provide a month to month lease after the expiry of the initial one year lease, has now been included in the Five Year Consolidated Plan as a barrier to affordable housing. This is not the practice of most landlords in the County. Marketing and program outreach brochures, per the revised Analysis of Impediments and Fair Housing Plan, are to be made available in multiple languages per request. Persons not engaged in jobs with steady or typical payment methods (seasonal, hourly, etc), are required to provide affordable housing management lease offices with contacts for third party verifications where income may be averaged to determine eligibility. Currently there are no federal or local programs for non-disabled single adults to receive housing assistance. This issue is beyond staff ability to address or remediate as it would start at the federal level of housing policy making.

#### Commission Questions and Discussion

Peter Fallon asked why a use permit is an issue and is eight not enough. Staff explained that sponsors of programs such as safe havens (low-barrier housing for chronically homeless), and homes for persons released from prison with non-violent offenses perceive the process of obtaining a Use Permit as expensive and may raise confidentiality and privacy issues for clients. Consequently, the requirement to obtain a Use Permit could be a barrier to housing choice. Peter Fallon said that he sees that it can be a hurdle, but it is our process for regulating a use and it builds community consensus around that use and he doesn't necessarily see it as a barrier. Kathleen McSweeney noted that there is also a privacy concern and that would be a bigger issue with woman fleeing domestic violence. Michelle Winters asked what the requirements are once a barrier is identified, do you need to act. Jane Eboch said that we have identified some strategies in the Fair Housing Plan, but we do not have a strategy identified for the group home barrier. Alice Hogan suggested that staff take another look at the group home section because it is not very clear what the problem is.

**Response:** This is a Zoning issue that will need to be explored by appropriate staff.

Alice Hogan asked if the County will be updating the number of homeless with the new point in time survey numbers. She also noted that the hyphenation (text wrapping) is very distracting.

**Response:** The County conducted a new point in time survey in January of 2010 and that information is contained in the Five Year Consolidated Plan.

Pam Ray asked what the County is doing to help out neighborhoods. Staff said we have focused efforts in our Neighborhood Strategy Areas (NSA) on code enforcement, home improvement and employment focus. She also mentioned that each NSA has a youth program.

**Response:** County staff responded to and clarified this issue above.

Kit Britton noted that there is nothing in the Citizen Summary on the economic base of Arlington County. Its location creates cost issues that make it hard to do a lot for affordable housing, but that means we need to set aside more money to address it. For example we need to see how many people have jobs that would need workforce housing. We would love to see public employees have housing opportunities in Arlington.

**Response:** There is more detail on this topic in the Draft Consolidated Plan narratives. The County has temporarily suspended the Live Where You Work program that offers incentives to County employees to buy housing within the County. This suspension is envisioned to only last during the tight budget cycles and until the economy starts to improve.

Kathleen McSweeney noted that the new energy goal as proposed by the Housing Commission is not mentioned. Jane Eboch said that there is not anything that is too specific in the Citizen Summary, but the County does target energy efficiency for low-income households as noted on page seven. Michelle Winters said that energy efficiency is just one part of it and that we should be looking at healthy housing and the weatherization funds coming out.

**Response:** County staff responded to this issue above.

Michelle Winters noted that there are a large number of homeless families with children (118) and asked what the County is doing about it. Staff said this counts families with children in shelters and transitional housing. Staff will get more information on this for the Commission. Kathleen McSweeney noted that the housing locator is not in the Citizen Summary, which is one of the important ways we are getting homeless into housing. Kathleen McSweeney said that she feels it should be in the Citizen Summary since most people will read that and the position does not have long term funding. Pam Ray suggested including a mention of it in the HPRP section under the culinary arts program picture.

Doris Ray said she is concerned that the American Community Survey is underestimating the number of disabled persons. She thought that we could possibly get a more accurate

number from the Department of Rehabilitative Services. She believes it is higher because of all the federal jobs, amenities and public transit. The number of disabled persons sets the tone for the need of accessible units. In the plan there was not any discussion of issues around the Olmstead population and solutions around that issue. Look at a strategy of service providers going into the Institutional Structures section of the Plan to let people know of their Olmsted rights and follow it up with housing. Kathleen McSweeney asked if there was somebody like a housing locator for disabled persons, like the housing locator for homeless and Doris Ray said that there was not one. Appreciate the goal of adding an affordable housing goal, but do not know how to go about reaching the goal. There should be testing on disability discrimination. There is a lack of accessible accommodations in the homeless shelters. Would like to commend the staff and commission for all the process, but they should consider a dedicated public hearing and not just at the budget hearing where people may want to testify on something else. Most of the supportive housing goals are related to mental health issues and not physical disabilities.

**Response:** County staff will be looking at potential ways of assisting the Olmstead Act population find and retain stable housing. The Community Services Board, along with the Housing Assistance Bureau, are proactively and aggressively envisioning programmatic needs, parameters, and service delivery. Staff uses a host of data to determine what an extrapolated number to use for certain population segments and do not rely on just one source of data.

### **Public Comments Made at the County Board Budget Hearing Held March 23 and 24, 2010**

#### **MARCH 23 and 24, 2010**

Support for proposed budget:

- **Shirlington Employment and Education Center (SEEC)** – Andres Tobar from this day laborer center thanked the Board for maintaining current support for the program. He noted that in the economic downturn, there has been an uptick of hunger, evictions, etc. Fortunately, this past year a coalition of churches has provided bag breakfast and lunches four days per week to the day laborers. Mr. Tobar further stated that his board and staff are very thankful to the Arlington County Police Department, in particular Capt. Michelle Nuneville, for working in tandem with SEEC and providing the best safety services possible to the citizenry of the County.
- **Economic Development Group (EDG)** – CFO Kevin Kelley thanked the Board for its continued CDBG support of the microenterprise program.

Opposition to proposed budget:

- **A-SPAN** – speakers included Sam Gatewood, Andrea Walker, Carol Felker, Kathleen Sibert, Missy Snelling, Pastor Richard Cobb, Johnny Watson, Jim Burke (Arlington Interfaith Council) Norman Hazur. A-SPAN requested that the 3% across the board cut to contracted human service partners be restored. It also requested that the Emergency Winter Shelter be extended to a year-round program. Volunteers and staff stated that relationships and trust had been formed between guests at the shelter and they follow up with volunteer advice to seek medical attention, mental health, etc. and without seeing their volunteer “friends” and staff on a daily basis, former guests will end up sick with possible communicable illnesses, not seek dental care, be malnourished, be victimized by crime, etc. Pastor Cobb stated that when the EWS closes, he sees a spike in theft at his church and loitering in the church parking lot. A coalition of Methodist churches in Arlington currently open the church in the morning on Fridays, provide breakfast and lunch, and a place to stay for part of the day until they return to the shelter. With it closed between April 1 and October 30, the guests of the shelter have no where to go, the ones with mental illness will be prone to committing crime and other nefarious activities.
- **Project Family** – three speakers expressed opposition to proposed cuts in Project Family. They said there is no other service comparable and children will suffer. Approximately 15-20 supporters came with the speakers.
- **BRAVO** – Susan Korfanty spoke on behalf of BRAVO stating that BRAVO cannot sustain the 41% proposed cut to its budget for FY 11. Without BRAVO, 6,000 tenants are at risk in Arlington of losing affordable housing. They have worked with 300 at-risk tenants in several complexes during the current fiscal year. They are afraid that what happened to 3,000 tenants in Arna Valley years ago during its gentrification will occur again. There were approximately 12 supporters of BRAVO at the hearing. Kirit Mokarjee also spoke on behalf of BRAVO.
- **Doorways** – Erik Gutshall (Lyons Park Civic Association President), Nicholas Evans (Doorways Board of Directors Chair), Millicent Baltimore (former resident) and Tracy Walker (former resident) all spoke on behalf of Doorways. Currently, 17% of its operating budget is County support. To have a sustainable model, 40% is required. They have used all their one time grants and donations and only have a four month reserve left. This is not acceptable as best practices indicate six month reserves are minimum. Doorways is well-received and supported in Lyon Park by the neighborhood and former residents gave compelling personal testimony of what they experienced and how they have succeeded since graduating from the program. The facility provides over 11,000 nights of shelter per year to families who would be homeless and are in domestic violence situations.
- **Friends of Guesthouse** – Kari Galloway, Executive Director, spoke of the 1,100 nights of shelter the center provides to ex-offender women and how this is the only center of this type in the region. Approximately 30% of the residents are Arlingtonians, yet Arlington only contributes 12% toward the operational budget. Ms. Galloway also

spoke in opposition of the 3% across the board cut to human services contracted entities.

- **Arlington Nonprofit Network** – Patricia Donnelly, of this group which represents most nonprofits doing business in Arlington, thanked the Board for its continued support of Safety Net programs. She stated, however, that the 3% across the board cut to contracted human service providers would damage programs and adversely impact consumers. She supports the original tax rate of 96.5 cents.
- **Nuevo Dia** – Nohemi Pacheco and a Salvadoran immigrant gentleman stated that continued support is necessary to prevent consumers from being incarcerated, in hospitals or even cemeteries. The Salvadoran gentleman stated that as a graduate, he has turned his life around and is now completing his education.
- **ARC** – Norman Hill stated that the Board must continue to concentrate on efforts to promote community-based healthcare,
- **Arlington County Community Services Board (CSB)** -- Carole Skelly, Jenette O’Keefe, Richard Wakefield, Peter DeHaven, Clyde Mazyck, Dennis Manning (Community Residences), Keith Whyte, Van Newstrom, Bonnie Wehr, Sharon Wentlin, Scott Brannon, James Edgar, Dennis Defure, Mark Nation, George Hardman, Matt McCracken (NAMI), Tom Quinn (NAMI). The aforementioned spoke about the estimated \$1,500,000 cuts in Commonwealth and local funding to the Community Services Board’s Mental Health, Substance Abuse Services, and Intellectual Disability Services programs that would impact all consumers. Speakers affirmed that consumers would have to wait very long periods to see counselors, that the ratio of case management was unacceptable to best practices and industry standards, contractual services would be severely impacted or terminated, there would be more incidents of crime, family abuse, hospitalization, and a general worsening in the general quality of life for all Arlingtonians. The speakers requested that the Board provide funding to fill gaps and not reduce current funding. Speakers represented the CSB, NAMI, Community Residences and many were consumers.
- **AHIF, MIPAP, Housing Grants**-- Nina Janopaul (CEO of APAH), Sarah Bailey (Executive Director of Alliance for Housing Solutions). Speakers requested that AHIF be funded at the \$5,000,000 per annum level as requested by the Housing Commission, that the supply of CAFs be increased, and that housing grants be increased by \$289,000. Arlington New Directions also provided its support that the MIPAP program was \$900,000 short and \$1,000,000 should be given to support local housing grants.
- **ECDC** -- Frances Cornell spoke on behalf of the African Community Center at the Ethiopian Community Development Corporation which supports recent immigrants/asylees. She requested that the program receive continued funding
- **OAR** – Paul Evans, Treasurer of Offender Aid and Restoration, asked that the Board not implement the 3% across the board cut to human services contracted agencies.

- **AFAC** – Paul Evans, Treasurer for Arlington Food Assistance Center, stated that an additional 25% families had been served this fiscal year. He requested the Board approve the \$350,000 that is targeted for AFAC.

Approximate speaker distribution:

- 15 – Aurora Hills Senior Center (opposition to closure)
- 11 – Libraries (opposition to reduced hours and media acquisition)
- 14 – Madison Center Children’s Programs (opposition to defunding)
- 8 – Youth Arts Funding in Public Schools (opposition to defunding)
- 18—ACPD (opposition to salary freeze for all County employees and higher contributions toward medical)
- 7 – Invasive Plants, Tree Planting, Acquisition of Open Space (opposition to proposed cuts)
- 4 – Project Family (opposition to proposed cuts)
- 3 – Libraries (general opposition to cuts)
- 14 – Community Services Board (opposition to local and State cuts to all program areas)
- 1 – Offender Aid Restoration (OAR)
- 1 – AFAC (fund \$350,000 for additional needs)
- 4 - Langston-Brown Community Center (continued funding)
- 1 – Mosquito program (opposition to cuts)
- 1 – Arts (support for)
- 10 – Other (angry rants, random babbling, minor obsession with caboose on W&OD trail)
- 1 – Shirlington Employment and Education Center
- 3—Housing Grants, AHIF, MIPAP (reductions)
- 2 – BRAVO (opposition to budget cut)
- 2—EDG/ECDC (opposition to programmatic funding cuts)
- 9 – ASPAN (funding for year-round shelter)
- 4 – 3% across the board human services funding cuts (opposition)
- 3- additional funding for public transportation
- 2—additional funding for bicycle paths
- 2 -- Restoration of Lubber Run Amphitheatre
- 3 – increased budget for community policing (safety, parking violators, etc)

**Public Comments Made at the County Board Hearing Held April 24 and 27, 2010**

Doris Ray provided comments on the FY 2011-2015 Five Year Consolidated Plan, Item #22 on the County Board Agenda for April 27, 2010. Staff has outlined the issues as relayed to them by Ms. Ray and has provided a response. They are the following:

- The Housing Need section (page 32) of the Consolidated Plan narratives should describe assessment data that is available related to residents of nursing homes to plan for possible transition into the community.

This sentence will be inserted into the section that addresses Housing Problem by Disability:

A Centers for Medicare and Medicaid Services 2009 national report identified nursing home residents that expressed/indicated a preference to return to the community. In Arlington nursing homes, 5.4% of residents receiving Medicare that were under 65 and 4.4% of residents below 65 and not on Medicare indicated such a preference. Arlington County is working on integrating these individuals back into the community by providing Permanent Supportive Housing Units .

- The Needs of Public Housing Strategy section (page 58) should emphasize the County's intention to respond to HUD NOFA targeted to non-elderly disabled persons.

This sentence will be inserted into the section that addresses the County's PHA Plan:

Apply for additional Section 8 units should they become available, which includes the recent notice of funding availability for rental assistance for non-elderly persons with disabilities.

- The Specific Special Needs Objectives section (page 168) should be more specific about addressing the needs of all special needs persons, not just Community Services Board clients.

This sentence will be inserted into the section that addresses the County's Priorities and Specific Objectives related to Non-Homeless Special Needs:

Arlington's Five-Year Supportive Housing Plan, adopted in 2005, has produced 163 apartments to date. Another 97 units are in development and an additional 26 in predevelopment. Arlington's five year goal is to produce the 262 additional units required to achieve the County's overall goal of 425 supportive housing units. Arlington's Supportive Housing Plan addresses the housing needs of persons with serious mental illness; persons with intellectual and developmental disabilities; persons with physical disabilities, persons with two or more disabilities; homeless persons & families with disabilities who need supportive services; youth transitioning from youth services to adult services; and elders with special needs. The chart below depicts the current inventory.

- Ms. Ray recommended the addition of another preference in the Public Housing Strategy section (page 58), to emphasize a waiting list preference for persons with physical disabilities.

HUD regulations do not allow us to create a preference for physically disabled persons over those with other types of disabilities. All single households are treated alike and when those with disabilities receive assistance, the payment standard can be increased to address the particular barriers and expenses that are incurred. The County plans to apply for all additional voucher funds available, including the special purpose vouchers for those with disabilities.

- Ms. Ray noted the Specific Special Needs Objectives section (page 173) that addresses Housing Grants resources should give preference to disabled persons.



This local program currently serves more than 200 disabled households, and the program has always remained open to meet the demand from eligible applicants. There is a project-based component that targets supportive housing and is Section 8 project-based “look alike”.

Meeting the Affordable  
Housing Challenge:

# Annual Affordable Housing Targets Report for FY 2009



ARLINGTON  
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING,  
HOUSING AND DEVELOPMENT



## HOUSING PRINCIPLES

1. Affordable housing should be a County priority.
2. Market rate affordable housing should be the primary means of providing affordable housing. The County should continue to support efforts to maintain and preserve that affordable housing supply and the surrounding neighborhoods.
3. A range of housing choices should be available throughout the County to accommodate households of all income levels, sizes and needs.
4. In providing housing assistance, priority should be targeted to the lowest-income households – low income households with children and low income households with members who are elderly or have disabilities.
5. Affordable housing should be used to help prevent homelessness and promote a diverse community.
6. Equal housing opportunity should be a reality. Housing discrimination should not exist in Arlington.
7. Households with children should never be homeless.

## HOUSING GOALS

The County Board is striving to achieve the following goals in full partnership with the state and federal governments and with the expectation that these partners will place a priority on funding affordable housing programs.

1. Balance support for the elderly and persons with disabilities with a transitional safety net for working families with children.
2. Ensure through all available means that all housing in Arlington County is safe and decent.
3. Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
4. Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income in rent).
5. Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
6. Distribute committed affordable housing within projects, within neighborhoods and throughout the County.
7. Increase the rate of home ownership throughout the County, and increase homeownership opportunities for low and moderate income households.
8. Ensure, through all available means, that housing discrimination is eliminated.
9. Provide housing services effectively and efficiently.

Adopted by the Arlington County Board  
December 9, 2000

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## EXECUTIVE SUMMARY

Arlington has nine Affordable Housing Goals, each with up to four numerical Targets. The Annual Affordable Housing Targets Report for FY 2009 begins with an overview of housing market indicators and follows with a section for each goal, presenting baseline data, FY 2009 data, and notes on performance for each Target.

**Background:** Many of the Targets are interrelated and some conflict with each other at times. For example, creating more family-sized housing units may result in a lower overall number of units created. In addition to the baseline, “stretch” Targets have been established for all goals and “aggressive” Targets for some, the latter reflecting a more ideal outcome. The ability to achieve stretch and aggressive Targets depends on resources, opportunities and overall economic conditions.

The Targets establish a long term vision of where the County ideally would like to be and provide a quantitative way to measure our progress. Thus, the “baseline” is at least as important a reference point as the Target. Success should be measured both from where we start as well as where we want to go.

**Review of the Targets:** The Goals and Targets establish the County’s objectives and outcome measures for affordable housing until FY 2010. Given that we are currently in FY 2010, a dialogue needs to occur on whether or not to continue these targets to 2015 or reexamine them to see if we need to be more aggressive in some and more realistic in others. As part of this dialogue, in the fall of 2008, the Housing Commission formed a subcommittee and invited an array of nonprofit developers, housing service providers, housing activists and County staff members to participate in the review of the Goals and Targets. The charge was three-fold: review and discuss the outcomes reported for each Goal and Target, note whether targets were being met, and make recommendations for refining existing targets or adding new ones to the Housing Commission and, ultimately, to the County Board. Additionally, one of the breakout sessions at the Consolidated Plan Forum was a public discussion of the County’s Goals and Targets, at which Housing Commission representatives described the Goals and Targets, discussed some proposed refinement to targets and solicited feedback from forum attendees. The Housing Commission’s recommendations will be forthcoming and further community discussion is needed to make sure that this is the right direction for affordable housing in Arlington County.

**Impact of and Response to the Current Economic Environment:** The current crisis gripping the worldwide economy and the resulting tightening of credit throughout the financial markets has impacted affordable housing development in Arlington and across the nation. Several key projects are, or may be, experiencing delays. In spite of receiving approvals for County funding and allocations of federal Low Income Housing Tax Credits through the state’s competitive process, projects still depend on the private lending market for bridge loans, bond financing and investors willing to purchase the bonds and credits at reasonable rates. At the same time, we are also seeing a significant increase in the number of County residents seeking assistance to maintain their housing and meet other basic needs.

Despite this, affordable housing and the development of new housing opportunities continue to be key priorities for Arlington County. In fact, more than ever, the importance of maintaining and enhancing our stock of committed affordable housing is critical to the economic health and well-being of the County, its diverse workforce, and in particular, those most in need.

- In December of 2008 the County Board added \$565,000 for safety net programs, a strategic use of scarce resources to make sure that the most vulnerable populations in Arlington are able to get emergency assistance. Funding was increased for several key programs including Housing Grants. Intake and assessment procedures were enhanced and a public awareness campaign was launched.
- Through an alliance of community leaders committed to ending homelessness, progress is being made on implementation of the Ten Year Plan to End Homelessness. Community agencies and staff meet regularly to develop specific actions, timetables, and budgets to implement this plan. Several recommendations have been submitted to the County Board for FY 2011 budget consideration.

- The American Recovery and Reinvestment Act of 2009 brought much needed help through infusions of Community Development and Community Services Block Grant funds, allowing us to assist nonprofits whose contributions are painfully low due to the recession; HOME Program funds to augment our Affordable Housing Investment Fund (AHIF); and funding for Housing Choice Vouchers to assist additional renters.

Finally, we must strategize what would be the best value of our limited resources and be prepared to take advantage of potential opportunities to acquire properties that may come on the market as a result of this crisis. It is likely that there will be some softening in prices which we have not seen in years, creating opportunities to invest scarce resources for long term benefits. At the same time the County is committed to working towards the completion of projects that have previously been approved but have been delayed because of the economic downturn. Arlington, unlike some neighboring jurisdictions, has maintained its level of tax support for affordable housing and has increased its commitment to homelessness prevention and other high priority “safety net” programs that are especially critical in the current economic environment.

**Progress toward Targets:** The County has made progress toward some of the goals.

Targets that measured progress in FY 2009 are described below.

- The number of multi-family complexes over 30 years old receiving **full code inspections** met the target of 5%, increasing from 3% in 2008. (Target 2D)
- The goal of expanding the County’s **total housing supply** by at least 13,000 units by FY2010 was achieved and surpassed with a total of 13,807 net new residential units being built from FY 2001 to FY 2009. (Target 3B)
- The number of households receiving **rental assistance** increased from 3,220 in FY 2008 to 3,277 in FY 2009, compared to the target of 4,000. This increase is due to the growth in the Housing Grant Program. However, to fully meet the target there would need to be a change in federal policy to provide more Section 8 Vouchers or the County would need to virtually double the Housing Grant budget. (Target 4A)
- Almost half of the 36 units (47%) added in FY 2009 were **family-sized**. Between FY 2001 and FY 2009, 49% of the rental committed affordable housing units added were family-sized. (Target 5B)

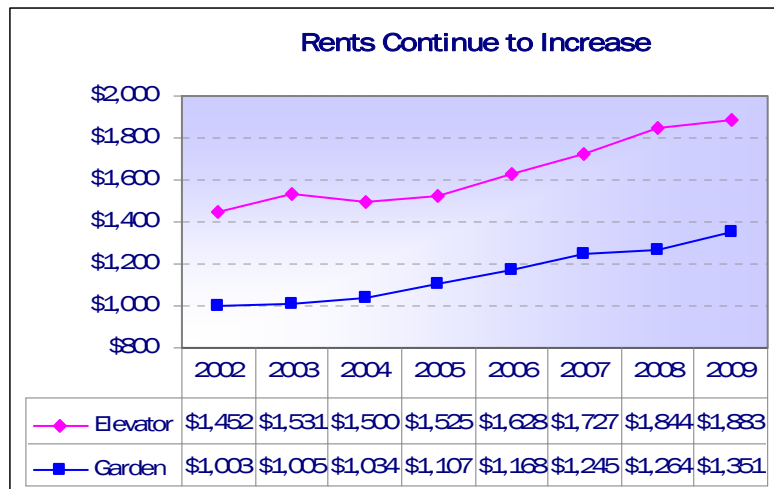
Some Targets with lower performance are described below.

- The number of **homeless families** leaving shelters and moving into permanent housing was 33%, short of the Target of 95%. There are numerous factors that limit families’ ability to obtain permanent housing which include poor credit history; limited number of slots in transitional programs; mental health and/or substance abuse issues; underemployment/ unemployment and lack of job skills or readiness. (Target 1B)
- A total of 56 **Committed Affordable Units** (CAFs) were added during FY 2009 compared to the target of adding 400 new units per year. The average annual number added from the base year of FY 2003 through FY 2009 is 323. The number of new CAFs in any one year relates to opportunities in the market. (Target 3C)
- The target for 25% of new CAFs to serve households with incomes **below 40% of median** in new CAFs was not met. Five units serving this very low income population were added, which constituted 14% of the CAFs added in FY 2009, which is up from 4% in FY 2008. (Target 4B)
- The County fell below its target of assisting 50 low income households to become **homeowners**, helping only 20 home buyers. The County Board recently approved modifications to this program that are designed to improve the ability of first time buyers to purchase moderately priced homes. (Target 7B)

## OVERVIEW: FY 2000-2009 HOUSING MARKET INDICATORS

### Rental Housing

- The 2009 Countywide average rent increased by \$63 per month to \$1,711, an increase of 4% over 2008. The average rent for elevator building units increased 2.1%, while the average rent for all garden apartments units increased 6.9%.



*Data Note: Figures shown are average rents from County Rent and Vacancy Surveys.*

- The February 2009 survey found a total of 41,548 units in 376 multi-family rental complexes, this is a net increase of 478 units. For more detailed information on the survey please see Appendix 1 at the end of this report.
- The overall vacancy rate for apartments increased slightly to 3.0% in 2009.
- In 2000 a unit at the average rent required an income of 52% of median; in 2009, this increased to 67% of median income, the same as in 2008.
- There has been a **6.4% increase in the housing stock affordable at 60%** of median income in the last year due to some softening of rents in the rental market coupled with the recent increase in HUD area median income levels. For more information on the market affordability of the rental stock please see Appendix 2 at the end of this report.

### Owner Housing

- The median sales price for the time period of September 2008 – July 2009 was \$670,000 for a single-family home and \$367,000 for a condo<sup>1</sup>, compared to \$715,000 and \$388,000 respectively for the time period from June 2007 to August 2008.

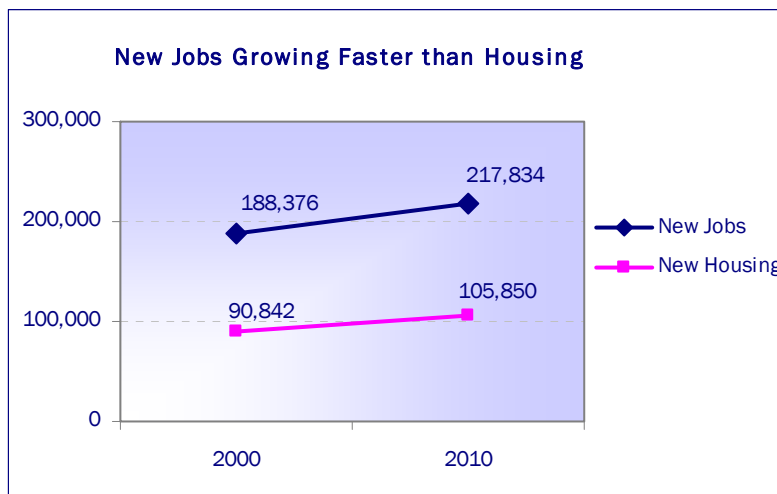
<sup>1</sup> Median home price data is from the Housing Division analysis of data from the County's Real Estate Records.



- Countywide, there was a net increase of 383 owner units in FY 2009: 374 condos, 8 single-family homes and 1 townhouse was added. This reflects the fact that several buildings that were originally intended to be developed as condominiums elected to revert to rental properties due to the softening in the home sales market.

### Jobs vs. Housing

- New jobs in the region continue to outpace new housing construction, with an estimated 29,500<sup>2</sup> new jobs between 2000 and 2010 as compared to only 15,000 new housing units.
- New jobs increase the number of people competing for housing and scarcity of units drives up prices.
- Based on the regional ratio of needing one housing unit for every 1.6 new jobs, 3,800 new affordable units would need to be added in Arlington between 2000 and 2010 to serve new workers.<sup>3</sup>



### Foreclosure Issue

- Arlington County has the lowest foreclosure rate in the Washington, DC region. The total number of foreclosures for Arlington County, according to Arlington County Real Estate Assessments, was 28 in 2006, 140 in 2007, 306 in 2008 and 109 from January to May 2009.
- Foreclosures peaked in April 2008 with 40. Bank sales remain high, reflecting the fact that most foreclosed properties are being resold relatively quickly into the private market.

<sup>2</sup> The projected number of new jobs by 2010 is from Arlington County's Round 7.0 Cooperative Forecast (October 2005).

<sup>3</sup> The ratio of new housing to new jobs is based on the work of Stephen Fuller, an economist at George Mason University.

- Foreclosure Rates for Arlington and the Region:  
(Source: RealtyTrac, December 2008, June 2009. *Foreclosure listings include Pre-Foreclosure, Auction and Bank Owned Properties*)

Jurisdiction	Foreclosure Rate June 2009	Foreclosure Rate December 2008
Arlington	0.77%	0.55%
Alexandria	1.33%	0.77%
Fairfax	1.31%	0.73%
Loudoun	1.63%	0.88%
Prince William	2.72%	1.56%
<i>Virginia Total</i>	0.92%	0.50%

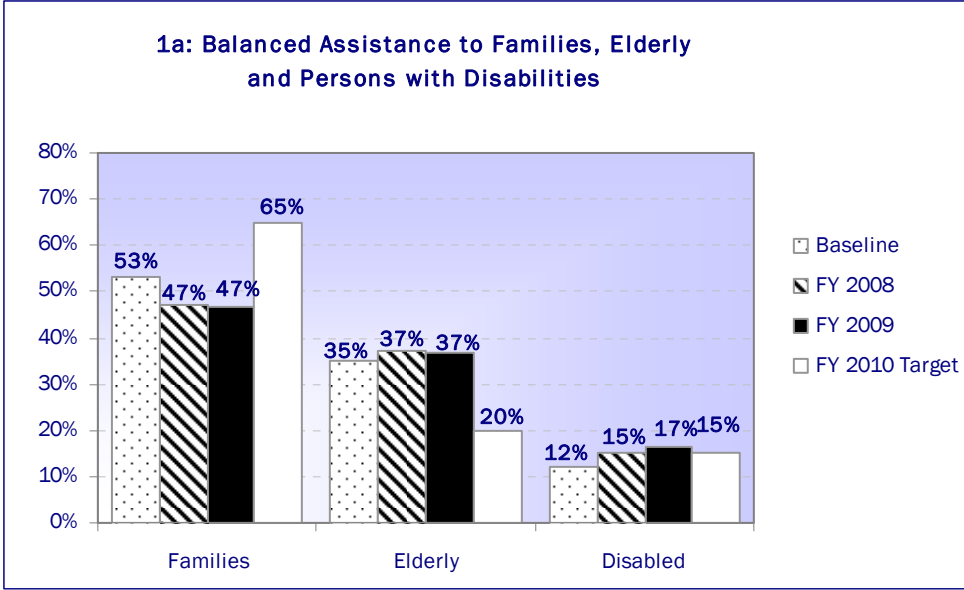
- 50% of Arlington foreclosures are in Zip Code 22204 (Columbia Heights West, Forest Glen, and Columbia Forest neighborhoods).
- County and Nonprofit Homeownership Staff have taken numerous steps to address the foreclosure issue which includes conducting homeownership and financial literacy classes; outreach at community events; providing direct loss mitigation counseling; and providing initial intake information to individuals facing foreclosure and referral to foreclosure prevention counselors.

# GOAL #1: BALANCED ASSISTANCE

*Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.*

**Target 1A:** Provide assistance to priority households in the following proportions by FY 2010:

- 65% to families with children
- 20% for the elderly, and
- 15% for persons with disabilities.



- This is a 10-year Target. It focuses on increasing the share of affordable housing units and subsidies to families and persons with disabilities. Elders have received a disproportionate share of housing benefits over time.
- The graph above combines units and households and attempts to eliminate duplications (i.e. Section 8 or Housing Grants recipients living in Committed Affordable Units).
- The percentages breakdown between families, elderly and disabled remained roughly the same as in FY 2008.

**Rental and Owner Housing Assistance for Priority Households**

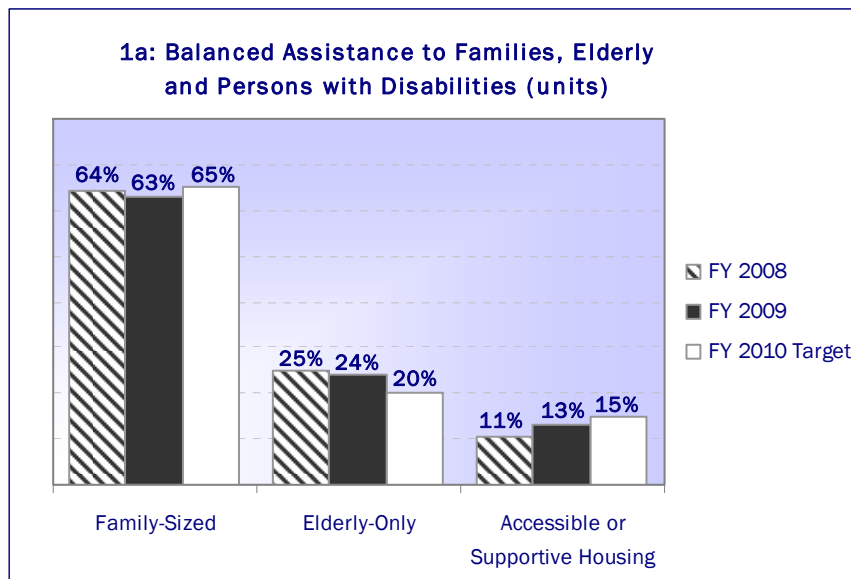
	Elderly	Disabled	Families
Rental CAF units*	870	147	2,075
Owner CAF units	2	16	516
Supportive Housing**		406	3
Real Estate Tax Relief	1,184	50	
HOPWA		4	
Section 8	335	314	653
Housing Grants	359	313	263
<b>Total</b>	<b>2,750</b>	<b>1,250</b>	<b>3,510</b>
<b>FY 2009</b>	<b>36.6%</b>	<b>16.6%</b>	<b>46.7%</b>
<b>FY 2010 Target</b>	<b>20%</b>	<b>15%</b>	<b>65%</b>

\*These numbers exclude the Section 8 and Housing Grants recipients living in elderly, accessible or family-sized CAF units. It also subtracts the four 2-bedroom Milestones units which are also CAFs but are counted in the supportive housing unit count. Due to the large number of disabled households receiving Section 8 or Housing Grants and living in CAF units, it is assumed that a quarter of the accessible CAFs are occupied by disabled Section 8/Housing Grants households.

\*\* This number is a sum of all permanent supportive housing units (i.e. those at Oak Springs, Columbia Grove, Gates of Ballston, and Views at Clarendon; Milestones I, II, III; Project Hope; CAFs designated for Project-Based rent assistance) Transitional Housing Grants; and group home beds for persons with mental illness, mental retardation or physical disabilities.

Source: DHS and CPHD

- The next two graphs provide the data in a different format from the graph above. These distinguish the affordable units from the owner and rental subsidies. Note that a unit captured in the first graph could be occupied by a person who received a subsidy captured in the second graph.
- Separating the data on units and subsidies facilitates identifying where major imbalances exist.
- The first graph displays the proportions of committed affordable units (CAFs) that are family-sized, elderly-only, and accessible or supportive housing units. This graph shows that the proportion of family-sized units is two percentage points less than the Target of 65%. The percentage of elderly-only units is higher than targeted and the percentage of accessible or supportive housing units is lower than targeted.



**Committed Affordable Units, Supportive Housing Units, and Group Home Beds**

	<b>Elderly-only</b>	<b>Accessible, Supportive Units and Group Home Beds</b>	<b>Family-Sized</b>
Committed Affordable Units (CAFs)			
Rental CAFs*	1,117	196	2,412
Owner CAFs	2	16	516
Supportive Housing Units and Group Home Beds			
Supportive Units**		231	
Mental Retardation		75	
Mental Illness		75	
Physical Disabilities		12	
<b>Total</b>	<b>1,119</b>	<b>605</b>	<b>2,928</b>
<b>FY 2009</b>	<b>24.1%</b>	<b>13.0%</b>	<b>62.9%</b>
<b>FY 2010 Target</b>	<b>20%</b>	<b>15%</b>	<b>65%</b>

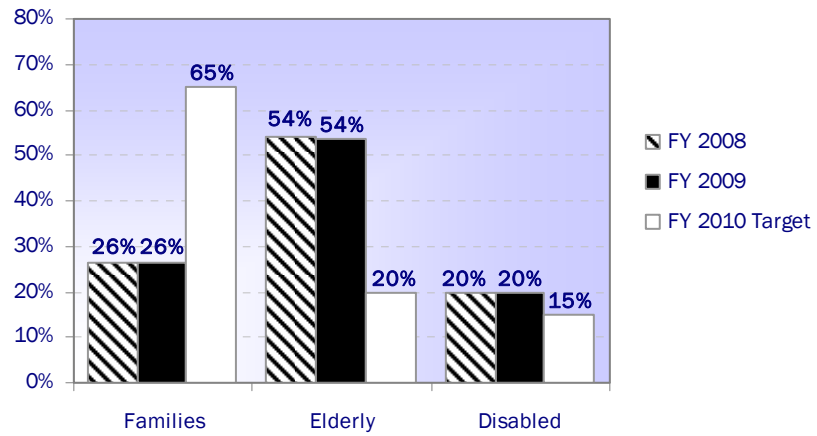
\*Accessible unit number excludes accessible units at elderly-only complexes and supportive housing units. These units are captured in the respective elderly and supportive unit counts. The family-sized unit number excludes family-sized units in elderly-only complexes and in Milestones I, II, and III units. Accessible family-sized units are also subtracted from this count as they are captured in the accessible unit count.

\*\*Includes Milestones I, II and III; Project Hope; and Project-Based Housing Grants

Source: DHS and CPHD

- The next graph displays the proportion of households served through rent subsidy and tax relief programs that are families, elders, and persons with disabilities. This graph shows that a larger percentage of persons with disabilities are served by subsidies than by units.
- This graph shows that the proportion of elderly receiving assistance is significantly higher than the Target. This large percentage of elders served relates to the Real Estate Tax Relief Program, which provided relief to 1,184 elderly households in FY 2009.
- The percentage of families served through subsidies is less than half of the percentage of families served by units.

**1a: Balanced Assistance to Families, Elderly and Persons with Disabilities (financial assistance)**

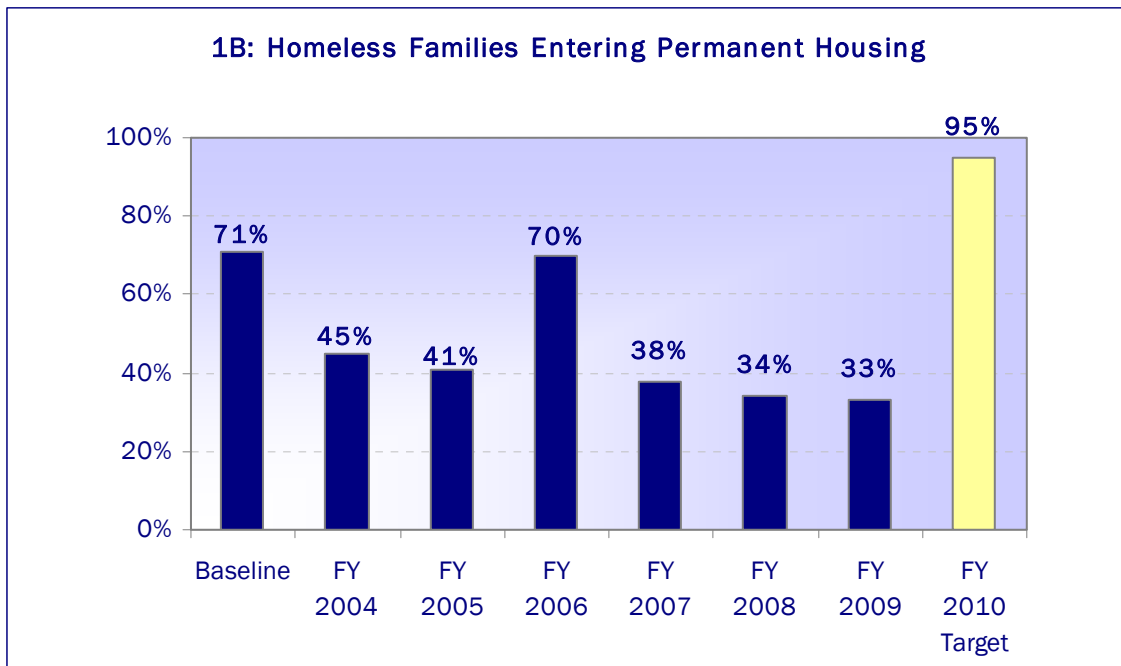


**Subsidy and Tax Relief Programs**

	Elderly	Disabled	Families
Real Estate Tax Relief	1,184	50	
HOPWA		4	
Section 8	335	314	653
Housing Grants	359	313	263
Transitional Housing Grants		13	3
<b>Total</b>	<b>1,878</b>	<b>694</b>	<b>919</b>
<b>FY 2009</b>	<b>53.8%</b>	<b>19.9%</b>	<b>26.3%</b>
<b>FY 2010 Target</b>	<b>20%</b>	<b>15%</b>	<b>65%</b>

Source: DHS and CPHD

**Target 1B: Provide permanent housing to at least 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities by FY 2010.**



**Sheltered Homeless Families Entering Permanent Housing**

FY	Leaving Homeless Shelter System	Entering Permanent Housing	Percentage
2004	152	69	45%
2005	95	39	41%
2006	81	57	70%
2007	68	26	38%
2008	92	31	34%
2009	27	9	33%

Source: DHS, Homeless Services

- Factors limiting families' ability to obtain permanent housing include, but are not limited to:
  - Poor credit history (perhaps the biggest barrier) – This prevents a family from obtaining a lease on a unit which has been needed to get Housing Grants. A newly funded Transitional Housing Grants program will enable nonprofits to lease units and sublease to families.
  - Limited number of slots in transitional programs.
  - Mental health and/or substance abuse issues that make it hard to lease a unit and impair coping skills.
  - Underemployment/unemployment and/or lack of job skills or job readiness.

## GOAL #2: SAFE AND DECENT HOUSING

*Ensure through all available means that all housing in Arlington County is safe and decent.*

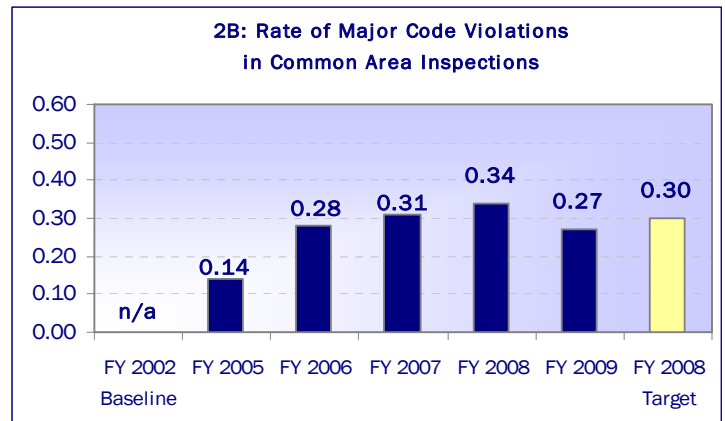
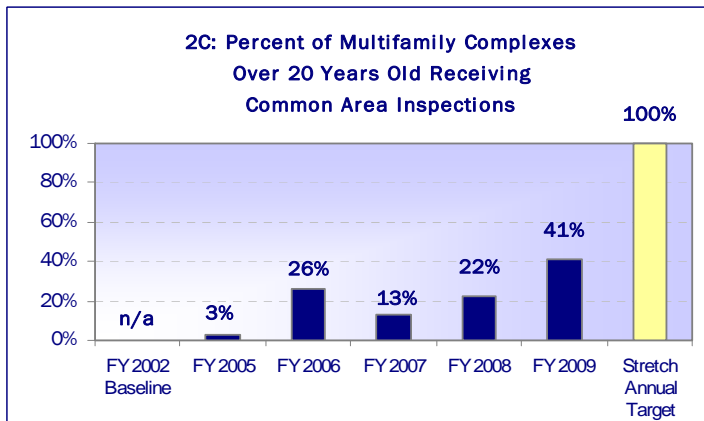
**Target 2A:** Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY 2010.

- All major violations were corrected or remediated within the time frame prescribed by the inspectors. Due to the severity of these violations—often including life-safety issues—inspectors work aggressively to ensure compliance in the timeframe given. For example, with lack of heat in winter, either the heat was restored or the tenants were provided space heaters or relocated to suitable facilities.

**Target 2B:** Reduce the rates<sup>4</sup> of major violations in [common area inspections of] multi-family rental housing by 10% each year.

**Target 2C:** Conduct annual common area inspections<sup>5</sup> of all multi-family rental complexes over 20 years old.

### Common Area Inspections



*Data Note: The FY 2009 Target is equal to a 10% decrease in the FY 2008 rate of 0.34*

<sup>4</sup> **Rate of major common area housing code violations** is defined as:

$$\frac{\text{Number of major common area housing violations}}{\text{Number of multi-family rental complexes over 20 years old}}$$

<sup>5</sup> **Common Area Inspections:** Inspections of common areas in rental projects include inspections of all exterior grounds, trash areas, hallways, stairways, laundry rooms and mechanical rooms. The areas are inspected for violations of the Virginia Uniform Statewide Building Code/Part III. Maintenance of Existing Structures (International Property Maintenance Code), the International Fire Code, the Arlington Zoning Ordinance, the Arlington Condition of Private Property ordinance (formerly the Care of Premises ordinance), and the Arlington Abandoned/Junk Vehicle ordinance.”



### Common Area Inspections

FY	# of Complexes 20 Years & Older	# of Complexes Inspected	Percentage
2004	344	28	8%
2005	345	11	3%
2006	340	88	26%
2007	344	46	13%
2008	331	72	22%
2009	342	141	41%

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

### Common Area Inspections: Major Violations

FY	# of Buildings inspected	# of Major Violations	Rate
2004	367	71	0.19
2005	51	7	0.14
2006	130	36	0.28
2007	122	38	0.31
2008	200	68	0.34
2009	503	146	0.27

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

- The increase in the number of major violations is due to increased inspections and more vigorous enforcement as well as a decrease in maintenance staff at most multiple dwellings due largely to the financial crisis.
- The performance toward Target 2C improved significantly from 22% in FY 2008 to 41% in FY 2009.
- The common area inspections program is intended to both provide an indicator of the condition of older complexes for year-to-year comparisons and serve as a deterrent to poor maintenance.
- The rate of major violations<sup>6</sup> for common area inspections is below the Target set for FY 2009. It should be noted that different complexes may be inspected in any given year.

**Target 2B: Reduce the rates<sup>7</sup> of major violations in [full code inspections of] multi-family rental housing by 10% each year.**

**Target 2D: Conduct annual full code inspections<sup>8</sup> on 5% of all multi-family rental units over 30 years old.**

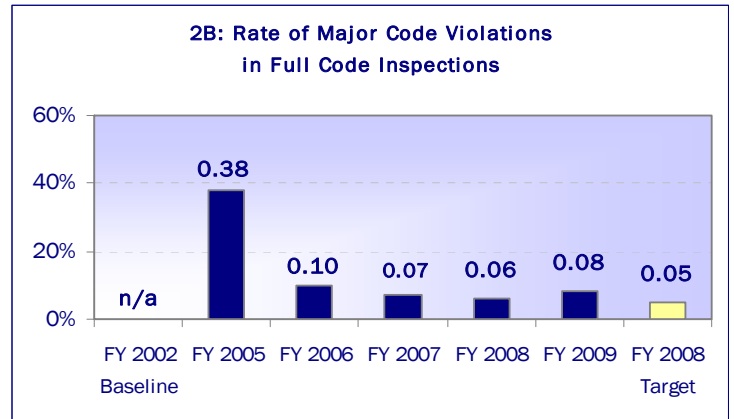
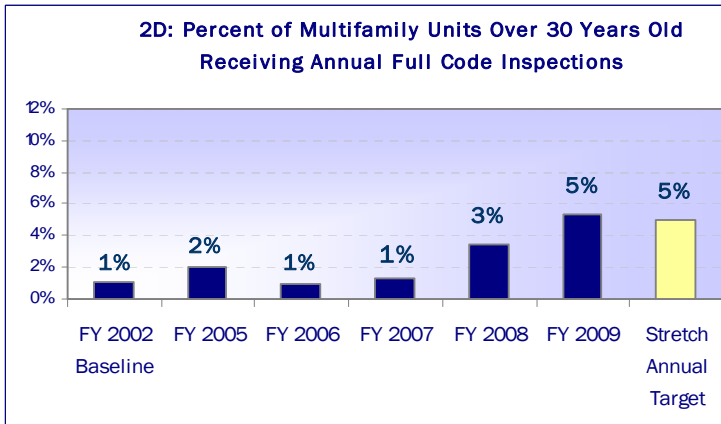
<sup>6</sup> **Major violations** are defined as life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation (e.g., by rats), cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.

<sup>7</sup> **Rate of major housing code violations in full code inspections** is defined as:

$$\frac{\text{Number of major violations (common area and unit) from full code inspections}}{\text{Number of units inspected in full code inspections}}$$

<sup>8</sup> **Full code inspections** are comprehensive inspections by Community Code, Building and Fire Inspectors of: 1) all common areas and 2) either 100% of the units of small projects (70 or fewer units) or 50% of the units at larger complexes. Additional units may be inspected if warranted.

## Full Code Inspections



*Data Note: The FY 2009 Target is equal to a 10% decrease in the FY 2008 rate of 0.06*

### Full Code Inspections

FY	# of Units Inspected	# of Units 30 Years & Older	Percentage
2004	819	25,250	3%
2005	625	25,523	2%
2006	378	25,327	1%
2007	336	25,310	1%
2008	868	25,367	3%
2009	1,344	25,537	5%

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

### Full Code Inspections: Major Violations

FY	# of Units Inspected	# of Major violations	Rate
2004	819	219	0.27
2005	625	235	0.38
2006	378	38	0.10
2007	336	25	0.07
2008	868	45	0.06
2009	1,344	101	0.08

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

- The achievement for Target 2D continued to improve and met the target of 5% in 2009.
- Complexes are chosen for full code inspections based not only on age but also on the complaints and issues associated with them.
- The rate of major violations in full code inspections increased slightly from FY 2008 to FY 2009. Since the program involves the inspection of different complexes each year, it is difficult to draw conclusions as to the reason for a decrease in the rate of major violations.

## GOAL #3: LOSS OF AFFORDABLE HOUSING

*Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.*

### Target 3A: Replace all 73 committed affordable housing units expiring by FY 2010.

- The 73 units that will expire by FY 2010 are listed below. Staff will explore the possibility of renewing the commitment of affordability on these units.

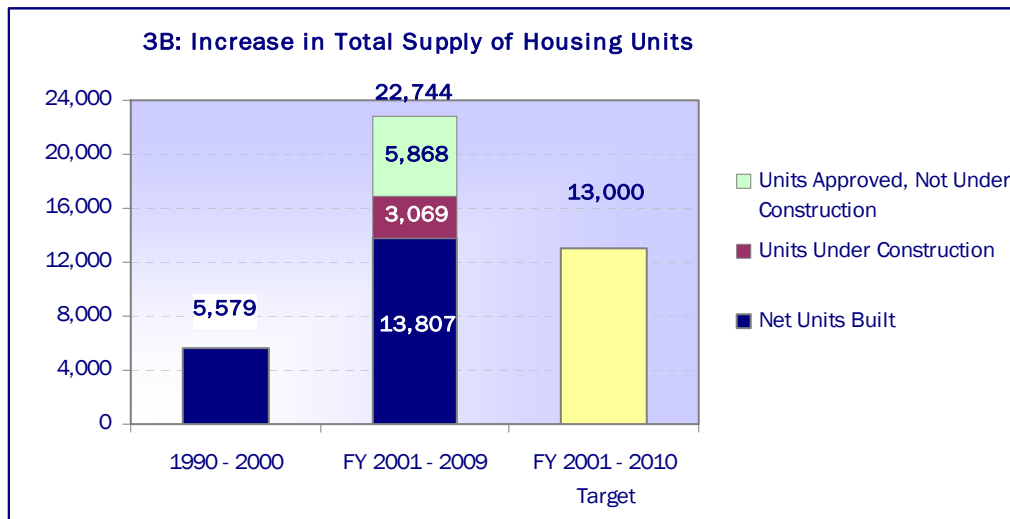
**CAF Units Expiring by FY 2010**

Name of Project	Number of Units	Year of Expiration
Meridian I	39	2009
Meridian II	30	2009
Single-family homes	4	2007 & 2008
<b>Total</b>	<b>73</b>	

Source: CPHD, Housing Division

- The 69 units at Meridian I and II are units affordable to households earning 80% of median income. The four single-family homes were part of a single-family house rehab program.
- Target 3C is to increase the supply of CAFs by 400 net new units per year. If the contracts on Meridian I and II CAF units are not renewed, the gross goal of new CAFs in FY 2009 would be 469.

### Target 3B: Expand the County's total housing supply by at least 13,000 units by FY 2010.



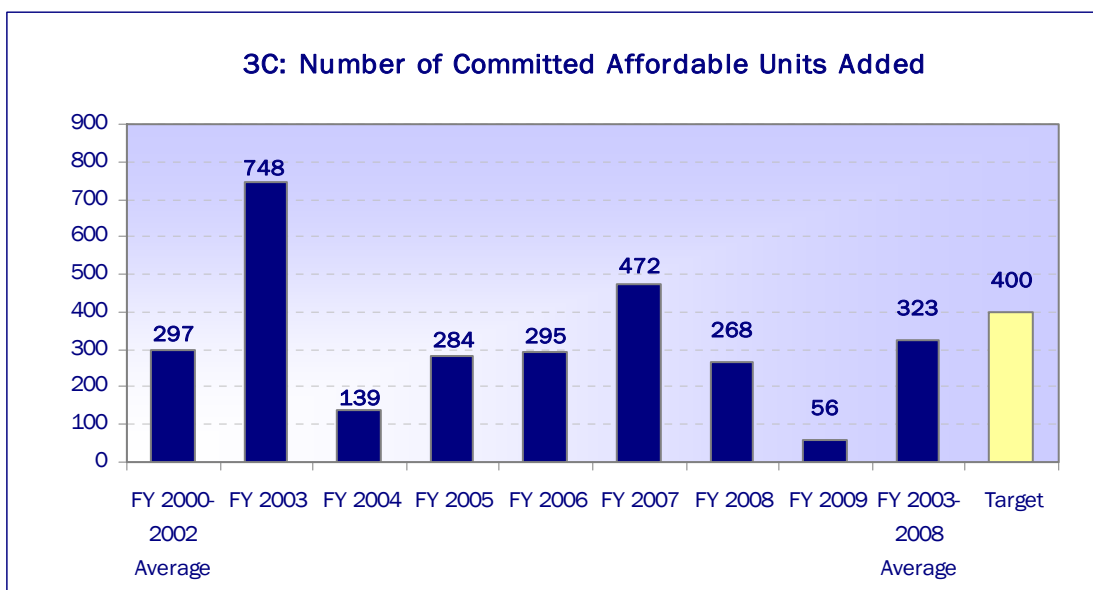
**Net New Residential Units (FY 2001 – FY 2009)**

	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 01- FY 09
Single-family detached	38	69	24	30	7	28	52	39	8	295
Townhouse	62	35	131	34	85	38	-53	69	1	402
Multi-Family	560	2,809	1,066	904	1,016	445	2,614	1,985	1,711	13,110
Rental	560	2,442	1,017	339	490	-169	1,080	1,524	1,337	8,620
Condo	0	367	49	565	526	614	1,534	461	374	4,490
<b>Total</b>	<b>660</b>	<b>2,913</b>	<b>1,221</b>	<b>968</b>	<b>1,108</b>	<b>511</b>	<b>2,613</b>	<b>2,093</b>	<b>1,720</b>	<b>13,807</b>

Source: CPHD, development tracking database.

- The total of 13,807 net new residential units built from FY 2001 to 2009 is greater than the housing production of the entire 1990s.
- At the end of FY 2009, a total of 5,868 units were in the pipeline and another 3,069 were under construction.
- The Target of adding 13,000 units was met this year.
- The Target to add 13,000 new residential units during the 10-year period was based on Arlington County's Cooperative Forecasts (Round 6.4), which estimated that roughly this number of new units would be added. There have been two subsequent forecasts and the latest, Round 7.0 (October 2005), estimates nearly 15,500 to be added by 2010. The number of units built, under construction and completed has surpassed that estimate, with 22,744 at the end of FY 2009.

**Target 3C: Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while meeting the Targets for goals 4, 5, 6 and 7.**



**New Committed Affordable Units Added by Fiscal Year**

FY	Complex	Total Units	Total Committed Affordable Units
2003		1,137	748
2004		372	139
2005		2,030	284
2006		797	295
2007		1,217	472
2008		784	268
2009			
Rental	Macedonia	36	36
Owner	Miscellaneous owner programs	10	10
	Davis Place	10	10
<b>FY 2009 Total</b>			<b>56</b>
<b>FY 2003 – 2009</b>	<b>Average Net New Committed Affordable Units (CAFs)</b>		<b>323</b>

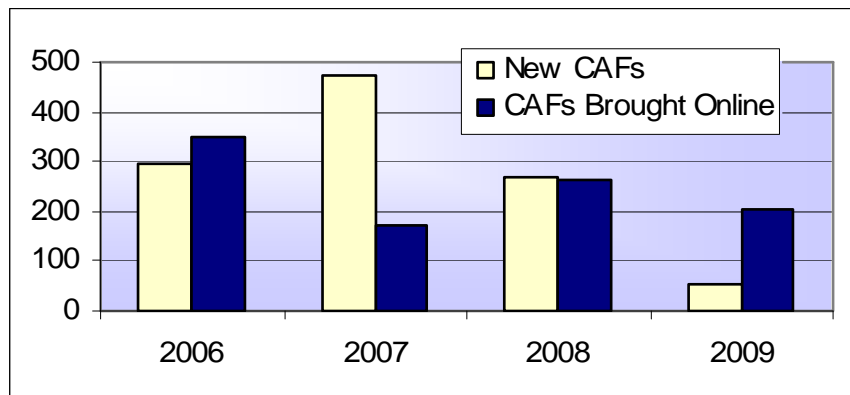
Source: CPHD, Housing Division

Data Note: Site plans by for-profit developers are shown as “Committed Affordable Units” when construction begins so some projects approved by the County Board during FY 2008 do not appear above.

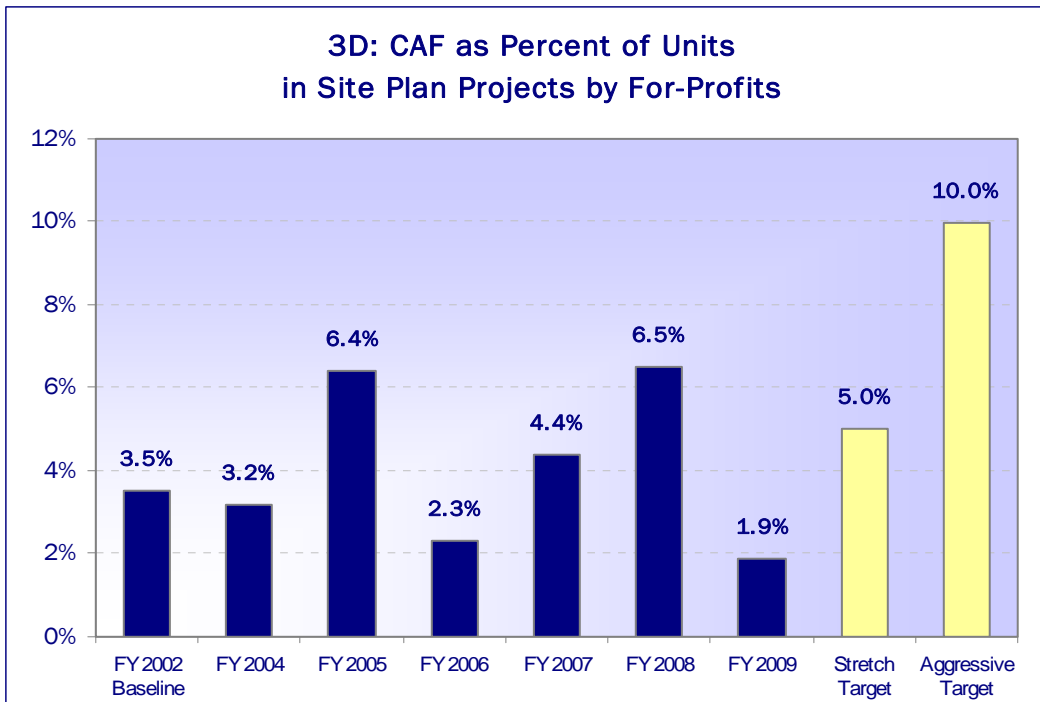
- The County has added an average of 323 new committed affordable units (CAFs) annually between FY 2003 and 2009, compared to the target of adding 400 new CAFs annually.
- Of the 56 CAFs added, 36 were rental and 20 were owner CAFs. Several projects were delayed due to the economy during this period.
- The total CAF rental supply as of FY 2009 equaled 5,927 units.

**County Allocates over \$19 Million for Affordable Housing Development**

The County Board has made extraordinary efforts over the past year to ensure that projects that have been stalled as a result of the recession are able to move forward, including the Views at Clarendon, Macedonia Apartments and The Jordan. A total of 206 previously committed CAF units came online, which include units at Vista on Courthouse, The Shelton and The Madison.



**Target 3D:** Encourage for-profit developers to provide at least 10% of all new units in residential site plan projects as affordable. If the density bonus is used, target 50% of the bonus units as affordable.



*Data Note:* The FY 2006 - 2009 percents will likely change because projects will comply with the new site plan requirements for affordable housing. The developer will decide whether there will be on-site or off-site units or a cash contribution at the time of applying for a Certificate of Occupancy.

**Residential Site Plan Approvals for For-Profit Developers<sup>1</sup>**

FY	Units	CAF Units	Percent CAFs
2004	2,596	84	3.2%
2005	643	41	6.4%
2006	1,542	35	2.3%
2007	2,390	100	4.2%
2008	1,114	72	6.5% <sup>2</sup>
2009			
Founders Square	362	19	5.2% <sup>2</sup>
Metropolitan Park III	411	*	
2009 - North 14 <sup>th</sup> St	254	*	
<b>FY 2009 Total</b>	<b>1,027</b>	<b>19</b>	<b>1.9%<sup>2</sup></b>

<sup>1</sup>Small townhouse projects not included.

<sup>2</sup>This percent could change based on the factor described below.

\*These projects will comply with the new site plan requirements for affordable housing. The developer will decide whether there will be on-site or off-site units or a cash contribution at the time of applying for a Certificate of Occupancy.

Source: CPHD, Housing Division

- Per the footnotes on the preceding table, the initial estimate for the percent of affordable units in site plan projects approved in FY 2009 is 1.9%.
- In FY 2002, the baseline year, seven site plan projects by for-profit developers were approved, four of which included on-site affordable units. This produced a baseline of 3.5% of new site plan units being dedicated to remain affordable. Of the four projects that included on-site affordable units, three received bonus density for the affordable units and one project included 12 affordable units in the base density.
- In December of 2005, the County Board approved amendments to the County's Zoning Ordinance that include affordable housing requirements for site plan projects. This action concluded six-months of meetings and negotiations through the Arlington Affordable Housing Roundtable, which was chaired by County Board member Jay Fiset (then chairman) and included participants from the development community, civic groups, housing advocates and the Planning and Housing Commissions.
- The requirements of the new Affordable Housing Ordinance are designed to foster creation of affordable housing and to streamline the approval process. The developer chooses whether to provide:
  - 5% of the Gross Floor Area (GFA) as on-site affordable units;
  - 7.5% of the GFA as affordable units off-site nearby;
  - 10% of the GFA as affordable units anywhere in Arlington County; or
  - Cash contributions: \$1.70/sq. ft. of GFA for first 1.0 FAR; \$4.54/sq. ft. from 1.0 to 3.0 FAR for residential; \$9.10/sq. ft. of GFA above 3.0 for residential; and \$4.54/sq. ft. above 1.0 FAR in commercial<sup>9</sup>.
- Developers agree to fulfill the affordable housing requirement at the time of site plan approval. However, they do not need to declare which of the four options they choose until they file for a Certificate of Occupancy for the project. Some projects, because of increases in density, agree to provide units at the time of approval. The potential performance toward this target is shown on the following table using the GFA formulas to estimate the number of units or amount of contributions which might result.

**Potential Benefits from Residential Site Plans Approved under the Affordable Housing Ordinance (For-Profit Developers)**

FY 2009 Approved Site Plans	Total Project Units	Alternative Benefits from Affordable Housing Ordinance			Contribution Option
		Units if 5% of GFA	Units if 7.5% of GFA	Units if 10% of GFA	
Founders Square – Opt 1	362	19	0	0	0
Opt 2		13	0	0	\$900,000
Metropolitan Park III	411	17	26	35	\$2,809,000
2009 – North 14 <sup>th</sup> St	254	11	16	22	\$1,431,602
<b>FY 2009 Total</b>					

\*Units and contribution calculated on both residential and commercial density permitted within the existing General Land Use Plan (GLUP). Bonus density or additional density resulting from a change to the GLUP will result in a higher overall contribution.

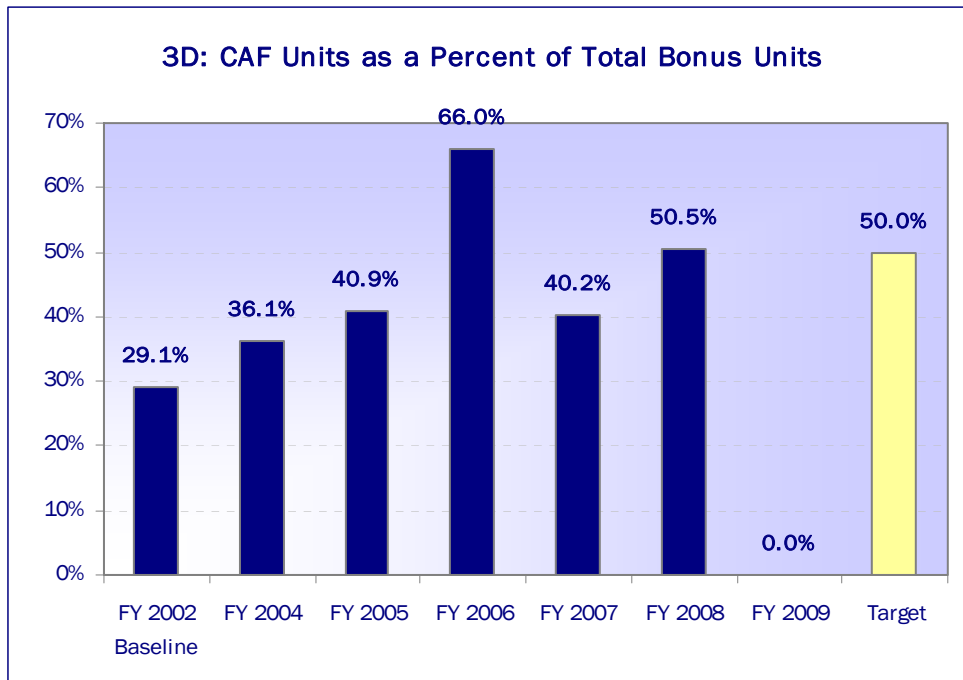
<sup>9</sup> Cash contribution amounts are indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA. These are the 2009 figures.

**Approved Bonus Density for Affordable Housing  
(For-Profit Developers)**

<b>FY</b>	<b>Number of Bonus Units</b>	<b>Number of CAFs in Bonus</b>	<b>CAFS as Percent of Bonus</b>
2004	97	35	36.1%
2005	66	27	40.9%
2006	47	31	66.0%
2007	249	100	40.2%
2008	95	48	50.5%
<b>2009 Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>

Source: CPHD, Housing Division

- The density bonus for rental affordable housing, as originally implemented, used the income from the market rate units to offset the cost of the affordable units and, in the baseline year FY 2002, resulted in projects with roughly 29% of the bonus units being affordable.
- While the aggressive Target aims for 50% of bonus units as affordable, the recent focus has aimed for 50% of the Gross Floor Area (GFA) as affordable. This allows for flexibility in unit mix, for example, getting fewer units but larger ones.
- No projects in FY 2009 took advantage of the bonus density.

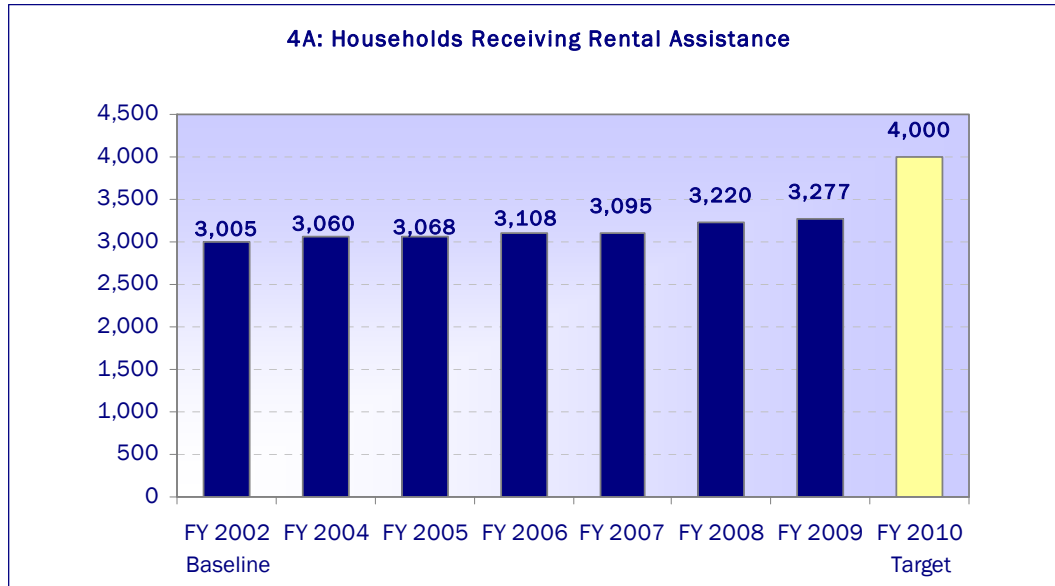




## GOAL #4: SERIOUS HOUSING NEED

*Reduce the number of households in serious housing need  
(defined as those earning below 40% of median income  
who pay more than 40% of their income for rent).*

**Target 4A:** Increase the number of households receiving rental assistance to 4,000 by FY 2010.



### Rental Assistance

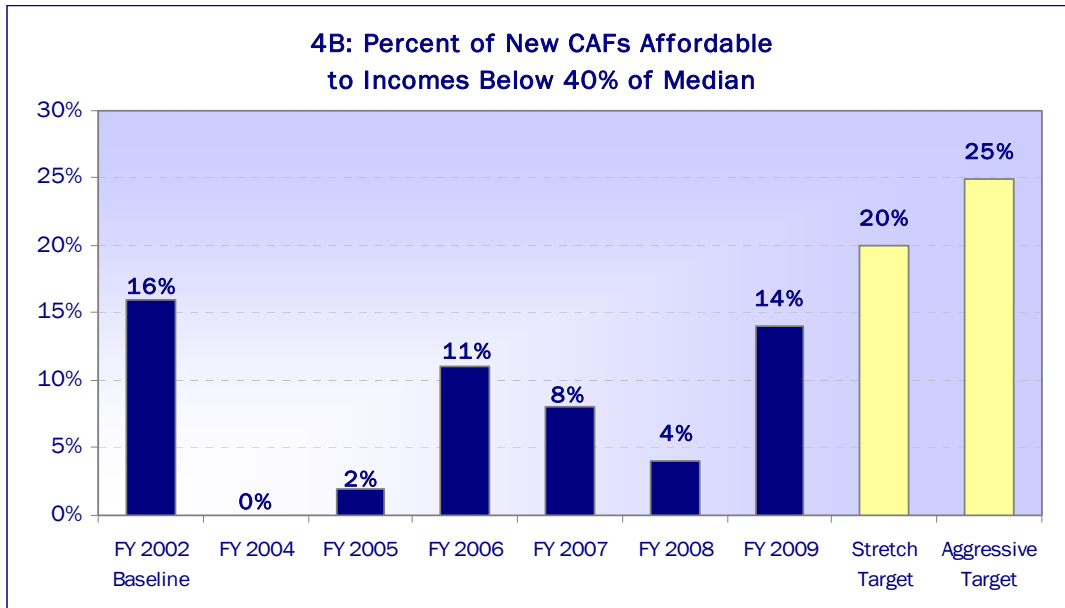
	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009
Section 8, Housing Vouchers, and project-based Section 8 (administered or monitored by County)	1,566	1,566	1,566	1,566	1,461	1,461
Other Section 8 and Section 202 (not administered or monitored by County)	785	785	785	785	855	855
Housing Grants	676	676	718	710	871	934
Housing Opportunities for Persons with AIDS (HOPWA)	19	15	13	10	10	4
Milestones I	9	9	9	10	9	8
Milestones II and III		12	12	9	9	10
Project HOPE - Program for Assertive Community Treatment (PACT)	5	5	5	5	5	5
<b>Total</b>	<b>3,060</b>	<b>3,068</b>	<b>3,108</b>	<b>3,095</b>	<b>3,220</b>	<b>3,277</b>

Source: DHS and CPHD

- Department of Human Services staff has seen demand and growth over the past two years in the Housing Grant program that exceeded expectations, which is attributed to the downward turn in the economy. The increase in FY 2006 and FY 2007 over FY 2005 reflects two new County-funded programs, Transitional Housing Grants and Project-Based Housing Grants.

- Project-based Housing Grants: Some committed affordable units are designated to serve persons with disabilities, including homeless, needing permanent supportive housing. This program assures affordability for these very low income persons.
- Transitional Housing Program: This rent subsidy program serves households with issues such as mental illness or domestic abuse who are leaving shelters and entering transitional programs.

**Target 4B: Provide that 25% of the new committed affordable rental units produced annually are reserved for households with incomes below 40% of median.**



**CAF Units Affordable to Households Earning <40% of the Median Income**

FY	0-40%	41-50%	51-60%	61-80%	Total
<b>Unit Totals</b>					
2004	0	0	108	0	108
2005	6	30	203	0	239
2006	27	30	177	5	239
2007	25	2	277	0	304 <sup>1</sup>
2008	10	2	173	60	245
2009	5	6	25	0	36
<b>Percentages</b>					
2004	0%	0%	100%	0%	100%
2005	2%	13%	85%	0%	100%
2006	11%	13%	74%	2%	100%
2007	8%	1%	91%	0%	100%
2008	4%	1%	71%	24%	100%
2009	14%	17%	69%	0%	100%

Source: CPHD, Housing Division

<sup>1</sup> Buckingham Village 3 is not counted here because the affordable housing program is still to be determined.

- Five of the 36 affordable units at Macedonia will be reserved for supportive housing clients.
- The percent of new CAFs affordable to households earning 40% and below decreased from 4% in FY 2008 to 0% in FY 2009.
  - The majority of those served in both the supportive housing units and the Milestones programs will be persons with disabilities who have incomes below 20% of median income. (The Milestones program is not counted here but serves 18 households.) Typically the source of income will be Supplemental Security Income (SSI) which provides incomes below \$7,000 (under 11% of median income).

## GOAL #5: FAMILY-SIZED UNITS

*Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.*

**Target 5A:** Increase the number of family-sized units in the County to 61,000 by FY 2010.

- This is a 10-year Target. Data on unit size of all new residential units are not available until after the 2010 Census data is released.
- The following table shows baseline information and a projection for 2010.

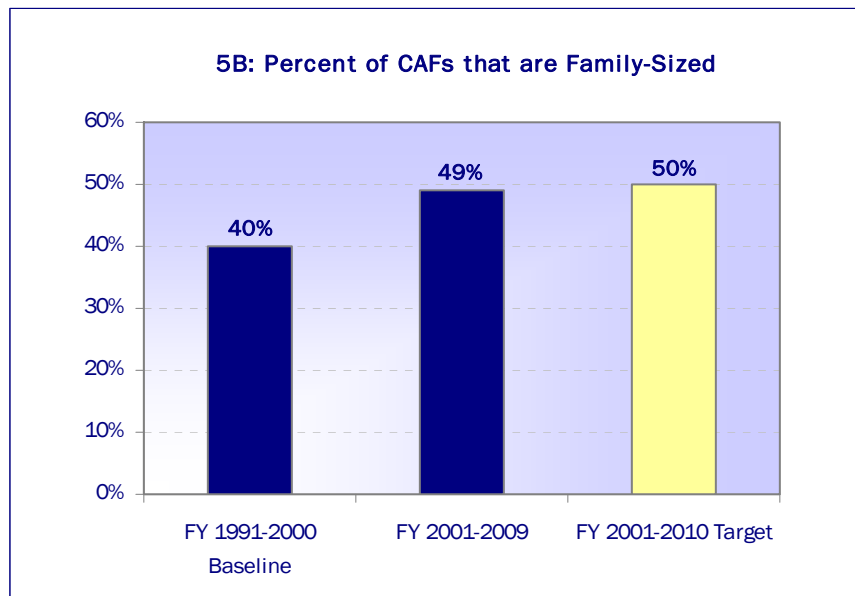
**Total Family-Sized Units, 1990-2010**

CY*	Total Units	Total Family-Sized Units
1990	84,847	53,292
2000	90,426	54,676
2010	103,581	58,000

\*CY means calendar year.

Source: Data for 1990 and 2000 are from the U.S. Census.  
The 2010 projection for total units is from the Round 6.3 COG Cooperative Forecast.

**Target 5B:** Provide that half of the rental committed affordable housing units added between FY 2001 and FY 2010 are family-sized, of which 25% would be greater than two bedrooms.



### Number of New CAF Rental Units

FY	Number of Bedrooms			Total	Total	Percent
	2	3	4+	Family-Sized	CAFs	Family-Sized
2001	145	23	7	175	332	53%
2002	31	6	0	37	113	33%
2003	290	25	0	315	723	44%
2004	39	7	0	46	108	43%
2005	79	23	0	102	239	43%
2006	111	44	3	158	239	66%
2007	196	5	0	201	444	45%
2008 <sup>1</sup>	112	17	0	129	187 <sup>1</sup>	69%
2009	17	0	0	17	36	47%
<b>Total FY 2001-2009</b>	<b>1,020</b>	<b>150</b>	<b>10</b>	<b>1,180</b>	<b>2,421</b>	
<b>Percent family-sized added during FY 2001-2009</b>						<b>49%</b>
<b>Percent of those family-sized units that are 3+ bedrooms</b>						<b>14%</b>

Source: CPHD, Housing Division

<sup>1</sup>Buckingham Village CANTU is not counted here because the bedroom sizes have not been determined yet and thus the 60 units have been subtracted out of the total CAF count for 2008 in the chart above.

- This is a cumulative rather than an annual Target. It is the net effect of all additions to the CAF rental supply over the 10-year period that this Target spotlights.
- Between FY 2001 and FY 2009, 49% of the new rental CAFs have been family-sized (two-bedroom or greater). This represents a noteworthy improvement from the baseline of 40%. Adding committed affordable family-sized units is a challenge in Arlington's existing supply of multi-family rental units. Only 36% of the overall rental stock is comprised of units that are two-bedroom or larger.
- Of the 1,180 family-sized CAFs added between FY 2001 and FY 2009, 160 or 14% are three-bedroom or greater.

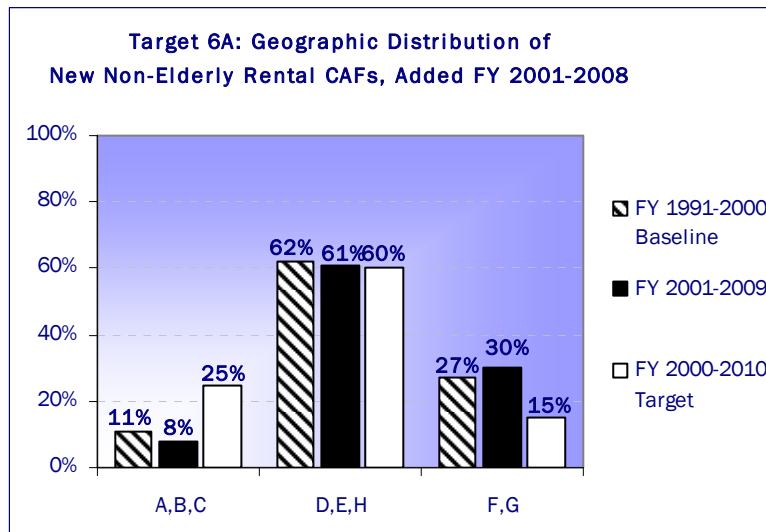
## GOAL #6: DISTRIBUTION OF COMMITTED HOUSING

*Distribute committed affordable housing within the County, neighborhoods, and projects.*

**Target 6A:** Distribute non-elderly rental committed affordable housing units added in the following Neighborhood Service Areas (NSAs) between FY 2001 and FY 2010:

- ± 25% in A, B, and C,
- ± 60% in D, E, and H, and
- ± 15% in F and G.

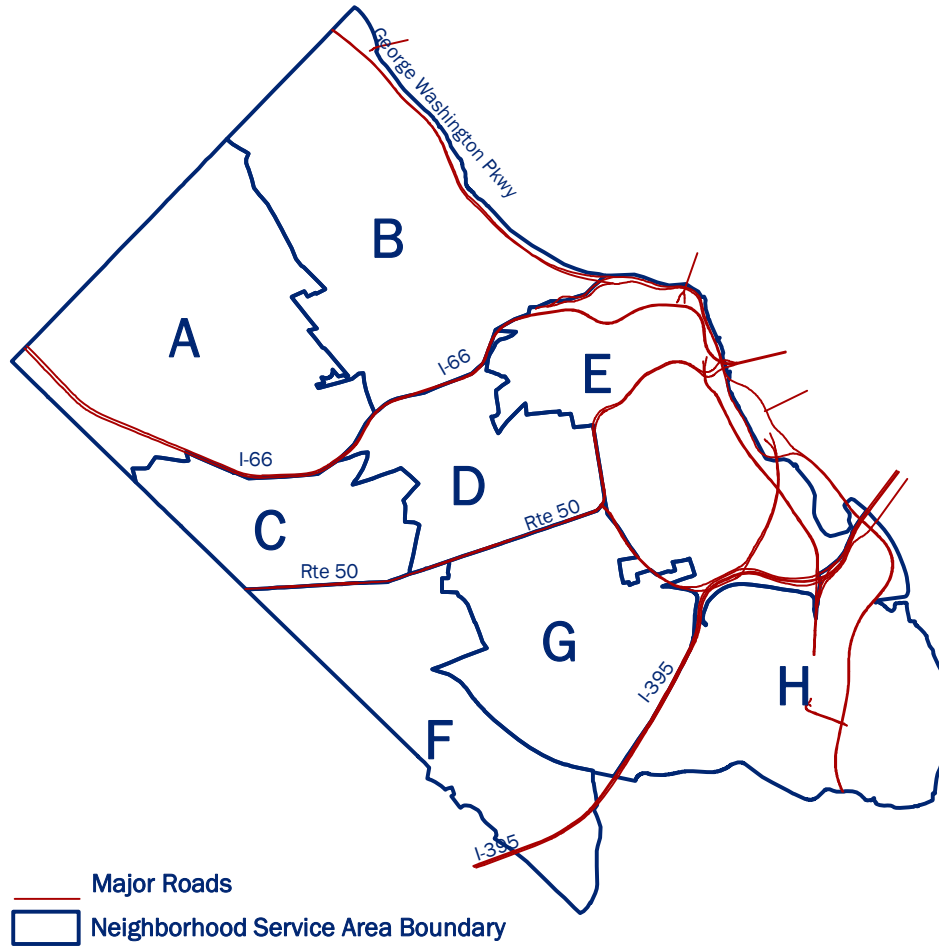
These Targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.



**New Non-Elderly Rental CAFs by Neighborhood Service Area (NSA)**

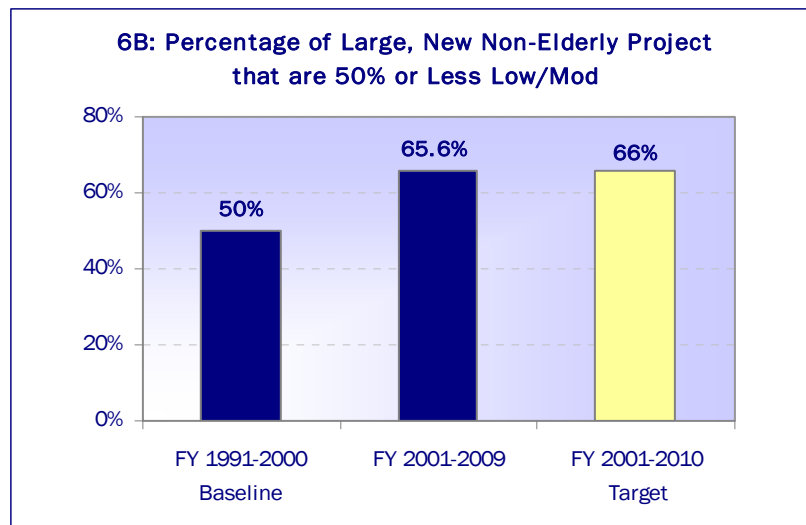
	A	B	C	D	E	H	F	G	Total
2001				10	55	138		129	332
2002	11				21	7			39
2003	5			349		12	319	38	723
2004					108				108
2005				25	179	20	15		239
2006				6	117			116	239
2007	185			240	6				431
2008				168	7		61	9	245
2009								36	36
<b>Total</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>798</b>	<b>493</b>	<b>177</b>	<b>395</b>	<b>328</b>	<b>2,392</b>
<b>Total by Group</b>		<b>201</b>			<b>1,468</b>		<b>723</b>		<b>2,392</b>
<b>Percentages</b>		<b>8%</b>			<b>61%</b>		<b>30%</b>		<b>100%</b>

Source: CPHD, Housing Division



- In FY 2002, 71% of the new non-elderly rental CAFs were in D, E, and H and 29% were in F and G.
- The performance towards this Target as of the FY 2008 Annual Targets Report was 9% in A, B, and C; 62% in D, E, and H; and 29% in F and G.
- In FY 2009, the only NSA to have any new non-elderly rental CAFs added was NSA G.

- Target 6B: Provide that two-thirds of the large non-elderly projects developed with affordable units between FY 2001 and FY 2010 would have less than half of their units serving households with incomes below 60% of the median income.



**Percent Low/Mod in New Large, Non-Elderly Projects**

FY	Project	Total CAFs	Total Units	% Below 60% AMI <sup>1</sup>	More than 50% of Units Below 60% AMI
2001	Berkeley	110	138	80%	Y
	Gallery at Rosslyn	38	314	12%	N
	Library Courts	10	84	12%	N
	Meridian, III	17	273	6%	N
	Quebec	129	172	75%	Y
	<b>Total</b>		<b>304</b>	<b>981</b>	
2002	Cameron Commons	11	11	n/a <sup>2</sup>	n/a <sup>2</sup>
	Metropolitan	7	190	4%	N
	The Odyssey	21	306	7%	N
	Hunter's Park	74	74	n/a <sup>2</sup>	n/a <sup>2</sup>
	<b>Total</b>		<b>113</b>	<b>581</b>	
2003	Cameron Commons II	5	5	n/a <sup>2</sup>	n/a <sup>2</sup>
	Columbia Grove	105	210	50%	Y
	Gates of Ballston	349	465	75%	Y
	Lofts at Crystal Towers	12	215	6%	N
	Monterey & Sierra	119	205	58%	Y
	Oak Springs	38	38	n/a <sup>2</sup>	n/a <sup>2</sup>
	<b>Total</b>		<b>618</b>	<b>1,042</b>	
2004	Woodbury Park	108	207	52%	Y
	1800 Wilson Blvd <sup>10</sup>	5	152	3%	N
	<b>Total</b>		<b>113</b>	<b>359</b>	

<sup>1</sup> Percent of households earning below 60% of the Area Median Income (AMI).

<sup>2</sup> Elderly and/or small projects are not counted.

<sup>10</sup> This project was mistakenly not counted in the FY 2003-2004 Annual Targets Report.

FY	Project	Total CAFs	Total Units	% Below 60% AMI <sup>1</sup>	More than 50% of Units Below 60% AMI
2005	Hawthorn, The	11	143	7.7%	N
	Ió Piazza	15	245	6.1%	N
	Joule, The	5	87	5.7%	N
	Monroe, The	9	79	11.4%	N
	One Metropolitan Park	20	399	5.0%	N
	Quincy Plaza	25	499	5.0%	N
	Rosslyn Ridge II	95	238	39.9%	N
	Views at Clarendon	70	116	60.3%	Y
	WRIT Rosslyn	14	224	6.3%	N
<b>Total</b>	<b>264</b>	<b>2,030</b>			
2006	Liberty Center	6	513	1.2%	N
	The Shelton	94	94	100%	Y
	Fort Myer Apartments	22	22	n/a <sup>2</sup>	n/a <sup>2</sup>
	Courthouse Crossing	112	112	100%	Y
	Abingdon Heights	5 <sup>3</sup>	187	2.7% <sup>3</sup>	N
	<b>Total</b>	<b>239</b>	<b>928</b>		N
2007 <sup>4</sup>	Buckingham Village 1	100	234	42.7%	N
	Buckingham Village 3	140	140	TBD <sup>5</sup>	TBD <sup>5</sup>
	Westover Apartments	152	152	100%	Y
	Fisher Houses I, II, III & IV	33	33	n/a <sup>2</sup>	n/a <sup>2</sup>
	<b>Total</b>	<b>425</b>	<b>559</b>		
2008	Arlington Mill	61	203	30.0%	N
	Jordan Manor – Bob Peck	90	90	100%	Y
	2201 Pershing Dr.	18	188	9.6%	N
	Buckingham Village CANTU <sup>7</sup>	60	60	n/a	n/a
	Garfield Gardens	9	9	n/a <sup>2</sup>	n/a <sup>2</sup>
	Vista at Courthouse	9	213	4.2%	n/a <sup>8</sup>
	<b>Total</b>	<b>247</b>	<b>763</b>		
2009	Macedonia	36	36	n/a <sup>2</sup>	n/a <sup>2</sup>
	<b>Total</b>	<b>36</b>	<b>36</b>		
<b>FY 2001 – FY 2009 Total Non-Elderly Large Projects<sup>6</sup></b>					<b>32</b>
<b>Subset greater than 50% Low/Mod</b>					<b>11</b>
<b>Percent of Non-Elderly Large Projects with less than 50% Low/mod</b>					<b>65.6%</b>

Source: CPHD, Housing Division

<sup>1</sup> Percent of households earning below 60% of the Area Median Income (AMI).

<sup>2</sup> Elderly and/or small projects are not counted.

<sup>3</sup> Five supportive units will be part of the project. The developer may also include additional on-site affordable units or may provide off-site units or cash; it has not been determined at this time. Even if on-site units are added, the project will have less than half of its units serving households below 60% of the median.

<sup>4</sup> Two of the buildings that had additional CAFs added in 2007 have already been counted in previous years; these two buildings were Oak Springs and Rosslyn Ridge II.

<sup>5</sup> The affordable housing program is still to be determined.

<sup>6</sup> Buckingham Village is not included in this count because it is not included in the subset count due to the affordable housing program still being determined.

<sup>7</sup> Buckingham Village CANTU units will serve households with incomes up to 80% of the median.

<sup>8</sup> Additional CAFs were added at Vista at Courthouse. The previous name of the building was Abingdon Heights and was already included in the count.

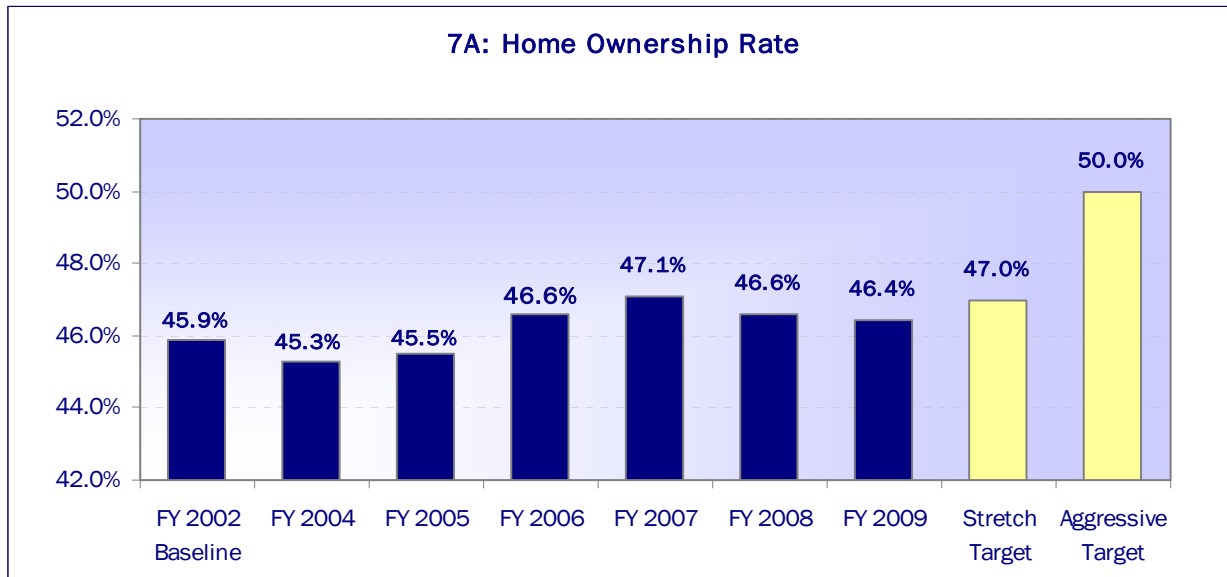
- The County's performance for FY 2001-2009 is 65.6%.



## GOAL #7: HOME OWNERSHIP

*Increase the rate of homeownership throughout the County, and increase homeownership opportunities for low and moderate income households.*

**Target 7A:** Increase the homeownership rate from 45.8% to 50% throughout the County by 2010.

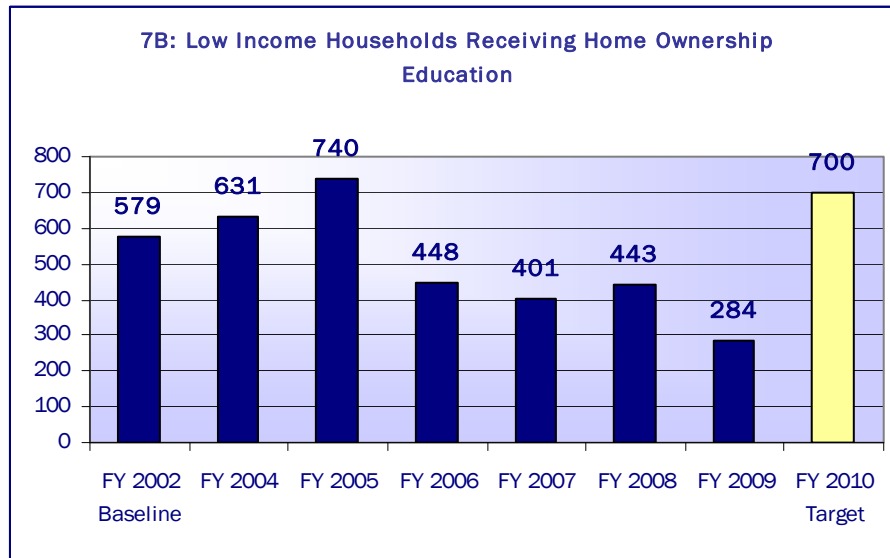


Source: CPHD, Housing Division and Department of Management and Finance, Division of Real Estate Assessments

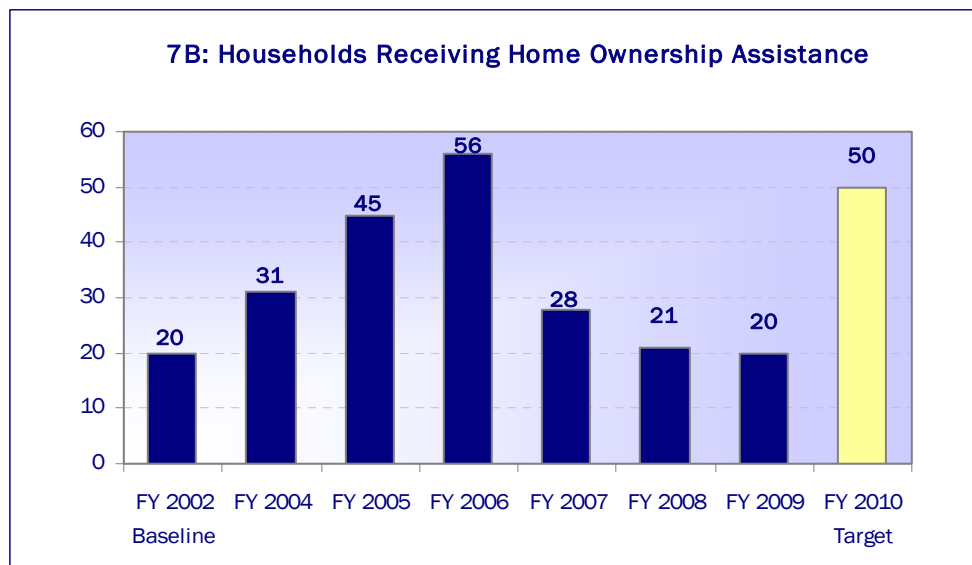
*Data Note: Data used to compute the homeownership rate came from two sources: 1) the Department of Real Estate Assessments for owner-occupied and renter-occupied single family units (includes condominiums, cooperative, townhouses and detached); and 2) the Housing Division's housing database for the total number of multifamily renter units.*

- The homeownership rate decreased slightly to 46.4% in 2009 after surpassing the stretch target of 47% in 2007. This is due in large measure to the shift from condominiums to rental projects in many of the newer projects coming online in the past two years.
- For purposes of comparison, the 2008 Census American Community Survey found that the percentage of owner-occupied units in Arlington was 52%.

**Target 7B: Provide homeownership education to 700 households with incomes below 80% of median and annually assist 50 households with incomes below 80% of median to become homeowners.**



- The number of low income households that received homeownership education decreased between FY 2008 and FY 2009. The difficulty that low income households face in being able to find and afford homeowner units in Arlington has contributed to the lower number of households taking homeownership classes.



- The County fell below its target by serving only 20 low income households with homeownership assistance in FY 2009.
- An additional 18 middle income households were served through Virginia Housing Development Authority (VHDA) programs which have higher income limits.
- The reduction in homeownership education and number of households receiving homeownership assistance is largely due to the current financial crisis and concerns about the stability of homes in general. In addition, staff worked with the Housing Commission to modify the current homeownership program to increase the incentives available to potential first time homebuyers. The County Board this

year increased the amount of assistance available to homebuyers to 25% of the purchase price to provide households more affordable homeownership options. The Board also changed the program to a shared appreciation model which will allow the benefit of homeownership for the purchaser while keeping the program sustainable for future borrowers.

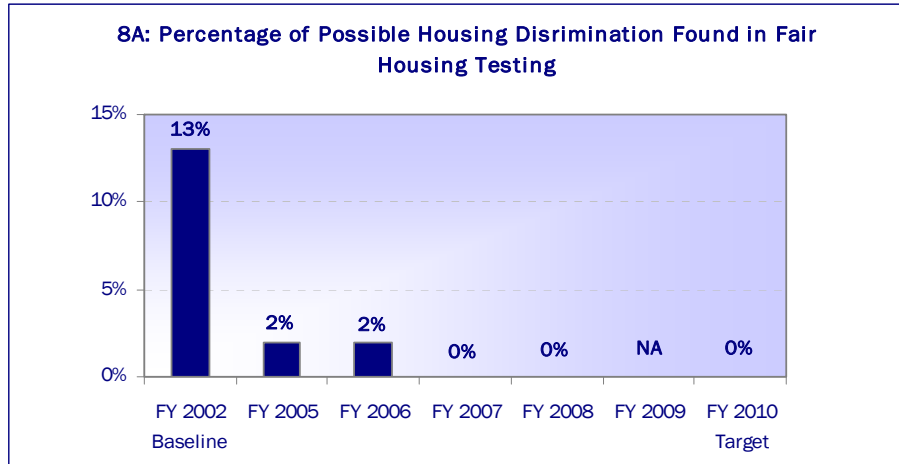
**Target 7C: Increase the homeownership rate for minority households from 24.2% to 30% by 2010.**

- This is a 10-year Target and data on minority homeownership are not available until after the 2010 Census is conducted.
- In FY 2009, 3 of the 10 households (30%) that received MIPAP homeownership assistance were minorities.
- The County conducts affirmative marketing to minorities for its homeownership programs. Homeownership training is provided in multiple languages, e.g., Spanish, Vietnamese, and Korean.
- Of approximately 200 households that attended the homeownership fair in 2009, roughly 50% were minorities.

## GOAL #8: HOUSING DISCRIMINATION

*Ensure, through all available means, that housing discrimination is eliminated.*

**Target 8:** Reduce all indications of housing discrimination to zero by FY 2010, as measured by annual fair housing testing.



- Fair housing testing is the predominant method of determining the level of possible housing discrimination in a community.
- There was no fair housing testing done this year due to budget constraints. The County will now be conducting the tests once every three years.
- The County's testing program began in 2000. Each year the County had conducted approximately 100 tests of:
  - different components of the housing market (e.g., rental, sales and financing) and
  - different protected groups (e.g., African-Americans, Hispanics, families with children, persons with disabilities, etc.).
- Tests that indicate possible discrimination are followed up with the processing of fair housing complaints.
- The table below shows the components of the housing market and the protected groups tested in FY 2008. The percent of retests was 0% in FY 2008.
  - Re-tests are conducted whenever the initial tests indicate potential problems.

### Incidents of Possible Discrimination in Fair Housing Testing

FY	Aspect of Market	Protected Category	Protected Group	Number of Original Tests	Number of Re-tests	Percent of Total Tests
2005				98	2	2.0%
2006				98	2	2.0%
2007				100	0	0.0%
2008	Rental	National Origin	Hispanic	50	0	
	Rental	Race	Black	50	0	
	<b>FY 2008 Total</b>			<b>100</b>	<b>0</b>	<b>0%</b>
2009	<b>Test was not conducted</b>					

Source: County Manager's Office, Human Rights Office

## GOAL #9: QUALITY SERVICE

*Provide housing services effectively and efficiently.*

**Target 9A: Annual Housing Report: By December of each year, produce the County's annual affordable housing report for the fiscal year just completed.**

- This FY 2009 Annual Report was not completed by December of 2009.

### **Awards**

Another indicator of quality housing services is awards received.

- A County funded project, the Gates of Ballston, was awarded a **National Preservation Award** from the National Trust for Historic Preservation for restoring the property while preserving its historic integrity and affordability to low and moderate-income families.

## Rent and Vacancy Survey for 2009

This is a summary report of the 2009 Rent and Vacancy Survey. All the multi-family rental complexes with four or more units were included in the survey which requested information on the current market rent (i.e., rent charged to new tenants), and the number of units that were vacant and available for rent. This analysis excludes rent data from all Committed Affordable Units (i.e. units with either subsidized or controlled rents) and vacancy data from buildings undergoing change or in the initial lease-up period. The response rate for the 2009 Rent and Vacancy Survey was 88%, reflecting data on approximately 36,669 of the 41,548 multi-family rental units in the County at the time of the survey in February.

### 2009 Multi-Family Rental Stock

- The 2009 survey found a total of 41,548 units in 385 multi-family rental complexes, this is a net increase of 478 units over 2008.
- Approximately 62% of the units are in elevator buildings and 38% are in garden complexes. The percentage of units by bedroom size remained nearly the same.

Number of Units						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total
Percentage for 2009	10%	54%	32%	4%	.04%	100%
<b>2009</b>	4,090	22,698	13,247	1,497	16	41,548
<b>2008</b>	4,055	22,398	13,018	1,582	17	41,070
<b>2007</b>	3,924	21,779	12,693	1,765	17	39,989
<b>2006</b>	3,883	21,576	12,570	1,572	17	39,618

### Vacancy Rates

- The vacancy rate increased slightly to 3.0%, reflecting a tight rental market.

Average Vacancy Rates					
Survey Year	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	Total
<b>2009</b>	2.2%	3.2%	3.0%	2.6%	3.0%
<b>2008</b>	3.3%	2.8%	2.5%	2.5%	2.8%
<b>2007</b>	1.7%	3.0%	3.2%	3.3%	2.9%
<b>2006</b>	1.8%	1.8%	2.8%	2.4%	2.2%

### Changes in Rents

- The County-wide average rent increased by \$63 per month to \$1,711, an increase of 4% over the 2008 average of \$1,648. The average rent for elevator building units increased 2%, while the average rent for all garden apartments units increased 6%. Elevator rents may be artificially high since rent concessions of two months were not uncommon in the past two years.
- Average rent per unit size and the percentage of change are shown in the tables below.

Average Rents - All Apartments										
Year	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		Total	
2009	\$1,277	1%	\$1,524	4%	\$1,997	3%	\$2,583	6%	\$1,711	4%
2008	\$1,261	6%	\$1,465	4%	\$1,934	3%	\$2,421	6%	\$1,648	5%
2007	\$1,191	6%	\$1,407	6%	\$1,874	10%	\$2,278	5%	\$1,576	6%
2006	\$1,123	9%	\$1,332	8%	\$1,708	6%	\$2,160	12%	\$1,480	3%
2005	\$1,027	6%	\$1,231	4%	\$1,606	6%	\$1,929	7%	\$1,432	9%

Average Rents - Garden Apartments										
Year	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		Total	
2009	\$1,046	6%	\$1,204	6%	\$1,518	6%	\$1,697	4%	\$1,351	6%
2008	\$986	4%	\$1,132	3%	\$1,423	-0.2%	\$1,628	-5%	\$1,264	1.5%
2007	\$951	7%	\$1,104	6%	\$1,426	8%	\$1,719	7%	\$1,245	7%
2006	\$888	18%	\$1,038	7%	\$1,317	3%	\$1,602	8%	\$1,168	5.5%
2005	\$753	-8%	\$970	5%	\$1,282	11%	\$1,476	4%	\$1,107	7%

Average Rents - Elevator Apartments										
Year	Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		Total	
2009	\$1,314	0%	\$1,677	2%	\$2,314	2%	\$2,958	0%	\$1,883	2%
2008	\$1,308	6%	\$1,644	6%	\$2,268	6%	\$2,963	17%	\$1,844	7%
2007	\$1,231	6%	\$1,555	5%	\$2,145	9%	\$2,542	3%	\$1,727	6%
2006	\$1,159	9%	\$1,474	6%	\$1,975	6%	\$2,471	10%	\$1,628	1%
2005	\$1,067	6%	\$1,387	1%	\$1,855	1%	\$2,253	1%	\$1,525	2%

The Rent and Vacancy Survey is conducted annually by the Housing Division. Questions regarding the survey and report should be directed to Joel Franklin, Housing Planner, or Renee M. Willis, Chief, Housing Services Section. They can be contacted at 703-228-3760.

## Update on the Affordability of the Rental Stock

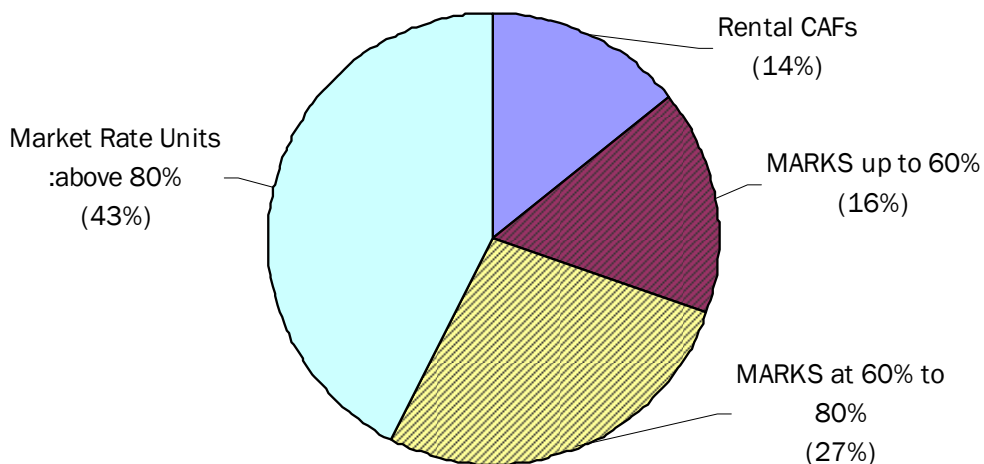
The County tracks the affordability of the rental stock, with particular attention to those market affordable units (MARKS)<sup>1</sup> that are affordable to households at 60% of the Washington Area Median Income (AMI). From 2007 to 2009, 543 units then affordable at 60% of AMI have become unaffordable to that population, a 7.5% reduction in that affordable rental stock.

The reduction in MARKS up to 60% of AMI from 2007 to 2008 was 945 units, compared to an increase of 402 units from 2008 to 2009. The reduction was attributable primarily to rent increases driving the affordability above 60%. There were only a total of 88 condo units converted in 2007 and 2008. Similarly the increase in units affordable at 60% in 2009 comes from rent increases in units that were previously affordable at 50% of AMI.

The following table shows the changes in rental units affordable to households earning 50%, 60%, and 80% of median income. Please note that unit totals are cumulative.

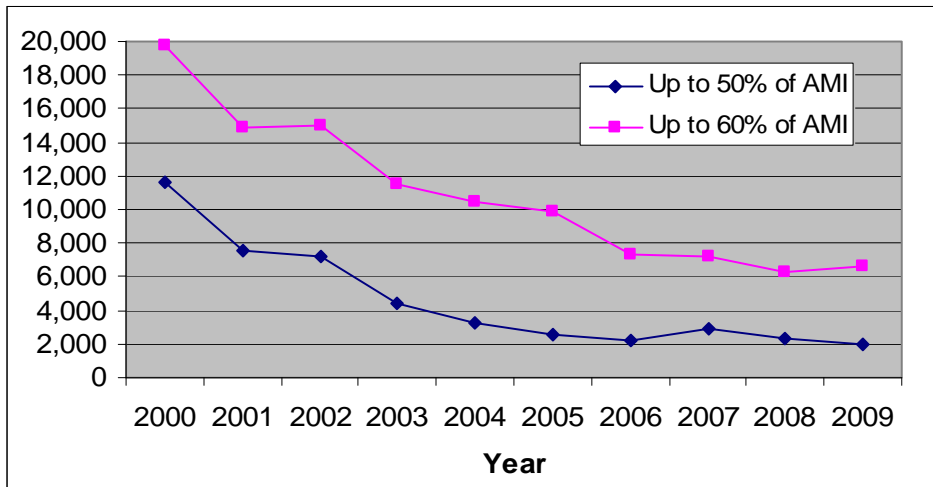
Affordable at % of Median Income	2007	2008	2009	3-Year Net Change	
	Cumulative Total of Units	Cumulative Total of Units	Cumulative Total of Units	No. of Units	% Change
Up to 50%	2,947	2,380	1,955	-992	-33.7%
Up to 60%	7,228	6,283	6,685	-543	-7.5%
Up to 80%	16,856	16,051	18,114	1,258	7.5 %
Total Market Units	34,890	34,914	35,913	1,023	2.9%

### 2009 Rental Unit Breakdown





**History of MARKS at 50% and 60% of Median Income from 2000 to 2009**



**Gain of Committed Affordable Units (CAFs):** The County, working actively to preserve and create affordable units, has committed 692 rental units from FY 2007 to 2009 for long term preservation of affordability as Committed Affordable Units (CAFs). Committed affordable units are guaranteed to remain affordable for at least 30 years through non-profit ownership, site plan conditions, or government program requirements. During the same time period, 640 CAF units that had been previously committed were leased-up.

**2009 Area Median Income (AMI) for Families** is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area for 2009 was \$102,700. HUD computed median incomes by household size from that by formula. In 2007 a unit at the average rent required an income of 67% of median; in 2009, it also requires an income of 67% of median.

Median Income for Families, 2009					
Income Level	% of Median	Family Size			
		1	2	3	4
Moderate	80%	\$57,520	\$65,760	\$73,920	\$82,160
Low	60%	\$43,140	\$49,320	\$55,440	\$61,620
Very Low	50%	\$35,950	\$41,100	\$46,200	\$51,350

<sup>1</sup> The statistics on income are based on HUD's median family incomes for the Washington Metropolitan Area. The number of units and rents are calculated using the County's Rent and Vacancy survey conducted annually by the Housing Division. As the response rate is below 100%, the numbers of units identified as affordable are extrapolated to equal a 100% response. The overall response rate was 87% in 2007, 85% in 2008 and 88% in 2009.



## Accessory Dwelling Annual Report – Calendar Year 2009

### Permitting Data

During Calendar year 2009, three applications were received for new accessory dwelling units and no applications were received for unauthorized accessory dwellings. Two of the three applications were approved and the other one has yet to be approved. Additionally, three family/caregiver suites were applied for and approved.

### Accessory Dwelling Occupancy and Physical Data

	Unit 1	Unit 2
Neighborhood	Lyon Park	Barcroft
Number of Occupants in Main Building	1	*
Number of Occupants in Accessory Dwelling	2	*
Number of Years Resident has Lived in Original Dwelling	17	*
Amount of Rent to be Charged	\$1,100	*
GFA of Main Dwelling	2,775.3	3,279
GFA for Accessory Dwelling	498	747
Age of Main Dwelling at Time of Application	89	69
Location of Accessory Dwelling	Addition at the Rear of the Bldg	Basement
Code Enforcement Complaints	0	0

GFA = Gross Floor Area

\* Was approved for an Accessory Dwelling Unit on 01/05/2009, but has yet to complete the Pre-Certificate of Occupancy data sheet with the above stated information.

### Code Enforcement

During calendar year 2009, there were two cases reported as overcrowding complaints. A case summary is listed below.

Complaint	Case Status	Complaint Status	Note
Overcrowding	Case active	Invalid	Unpermitted construction of sleeping room in basement, permit pending
Overcrowding	Case closed	Valid	Over-occupancy valid, number of unrelated occupants reduced to four.

### Family/Caregiver Suites Data

	<b>Suite #1</b>	<b>Suite #2</b>	<b>Suite #3</b>
Planned Occupant(s)	Caregiver	*	*
Status of Occupant Needing Care	Child	*	*
Nature of Care Being Provided	In Home Childcare Provider	*	*

\*Suites were approved, but have yet to complete a Certificate of Occupancy with the above stated information.

## GLOSSARY

**Accessible Housing:** New housing units covered under the Fair Housing Act Amendments Accessibility Guidelines [FHAAG] must meet the following specific accessibility criteria: 1] public and common use areas must be readily accessible to and usable by people with disabilities; 2] all doors "designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs" [24 CFR 100.205]. These same properties must also meet additional features of adaptable design: accessible route into and through the dwelling unit; light switches, electrical outlets, thermostats and other environmental controls in accessible locations; reinforced bathroom walls to allow later installation of grab bars; and usable kitchens and bathrooms that allow enough space for wheelchair maneuverability.

**Affordable Housing Investment Fund (AHIF):** This program, funded by both federal HOME money and local funds, provides financial assistance for the acquisition, development, or rehabilitation of affordable housing for low and moderate income households or for housing-related services assisting such households. This is a competitive program that requires matching funds.

**Area Median Incomes (AMI) for Families** is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area for 2009 was \$102,700. The U.S. Department of Housing and Urban Development (HUD) computed median incomes by household size from that by formula.

HUD Area Median Incomes (AMI) for Families, 2009							
Income Level	% of Median	Family Size					
		1	2	3	4	5	6
Median Income	100%	\$71,890	\$82,160	\$92,430	\$102,700	\$110,916	\$119,132
	80%	\$57,520	\$65,760	\$73,920	\$82,160	\$88,720	\$95,280
	60%	\$43,140	\$49,320	\$55,440	\$61,620	\$66,540	\$71,460
	50%	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550

**CPHD:** Department of Community Planning, Housing and Development

**COG:** Metropolitan Washington Council of Governments

**Committed Affordable Units** are all units that are: 1) wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income; or 2) guaranteed by agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as site plan requirements, contracts with private owners, or Internal Revenue Service (IRS) regulations governing tax-exempt financing; or 3) whose owner received government subsidy to assist with the purchase.

**Common Area Inspections:** Inspections of common areas in rental projects include inspections of all exterior grounds, trash areas, hallways, stairways, laundry rooms and mechanical rooms. The areas are inspected for violations of the Virginia Uniform Statewide Building Code/Part III. Maintenance of Existing Structures (International Property Maintenance Code), the International Fire Code, the Arlington Zoning Ordinance, the Arlington Condition of Private Property ordinance (formerly the Care of Premises ordinance), and the Arlington Abandoned/Junk Vehicle ordinance."

**Community Development Block Grant (CDBG):** CDBG is a federal program providing localities with funds that may be used to address the needs of low and moderate income residents through a variety of housing, neighborhood improvement and economic development activities.

**Cooperative Forecast:** The COG Regional Cooperative Forecast Program provides consistent forecasts for transportation, water resources, air and water quality, population, employment, housing, land use and energy planning for jurisdictions in the Washington area. The program produces forecast of population, households and employment in five-year increments for the region and for individual jurisdictions.

**DHS:** Department of Human Services

**Density Bonus:** In 2001, the County added a 25% density bonus provision to its Zoning Ordinance. The bonus permits both market-rate and affordable units, with the income from the market-rate units designed to offset the cost of the subsidized units.

**Disability:** A person has a disability if he or she who is unable to independently carry out one or more of the major life activities of walking, ambulating, eating, sleeping, breathing, seeing, hearing or thinking. (Source: Americans with Disabilities Act)

-For **Target 1B**, the definition of “disability” has been broadened from the above to add the definition in the Housing Grants ordinance which includes “clients and patients of the Arlington County Mental Health, Mental Retardation, Substance Abuse Services, and Arlington Community Residents, Inc.”

**Elderly Household:** A family in which the head of the household or spouse is at least 55 years of age.

**FMR:** Fair Market Rent

**FY:** Fiscal Year: July 1 to June 30

**Fair Housing Testing** is a method of comparing how two persons of different protected classes (e.g., of different races) are treated by a housing provider under similar circumstances, all other factors being held constant. Court decisions have held that tests done under properly controlled conditions can be used as evidence of discrimination. There are two types of testing, targeted testing and random testing. Targeted testing is conducted in order to investigate a fair housing complaint or to determine if an agency that previously discriminated is still engaging in discriminatory practices. Random testing involves testing a sample of housing providers.

**Fair Market Rents (FMR):** The rent, including the cost of utilities (except telephone), as established by the Department of Housing and Urban Development for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

**Family:** Two or more related persons occupying a housing unit.

**Family-sized units** are units with two or more bedrooms.

**First Time Home Buyer:** An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be used as the principal residence of the homebuyer.

**Full code inspections** are comprehensive inspections by Community Code, Building, and Fire Inspectors of: 1) all common areas, and 2) either 100% of the units of small projects (70 or fewer units) or 50% of the units at larger complexes. Additional units may be inspected if warranted.

**Gross Floor Area (GFA):** The total of all floors of a building as measured to the outside surfaces of the exterior walls and including halls, stairways and elevator/mechanical shafts. This area excludes areas within the building used for parking. In addition the County Board may exempt other areas and typically exempts storage in the basement and mechanical closets on balconies.

**HOME** is the HOME Investment Partnerships Act (Federal law of 1990). HOME provides funds for programs involving: 1) acquisition, rehabilitation, and/or new construction of affordable housing; 2) rent assistance; and 3) homeownership assistance. Funds must be committed within specific time frames or HUD may recapture the money. HUD requires a match of 25-30% using local funds.

**HOPWA:** Housing Opportunities for Persons with AIDS program. This program provides federal funds for rent assistance and emergency assistance, e.g., homeless prevention for this population.

**HUD:** U.S. Department of Housing and Urban Development

**Homeowner:** An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

**Homeownership Rate:** This is the percentage of all occupied housing units that are owner-occupied.

**Household:** One or more persons occupying a housing unit.

**Priority Households** include families with children, elders and persons with disabilities.

**Non-priority Households** are households with singles or related persons that include no children, no elders and no persons with disabilities.

**Housing Assistance:** Housing assistance includes both programs providing housing subsidies and programs providing housing units or beds. Housing subsidy programs include the locally-funded Real Estate Tax Relief and Housing Grants programs and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The housing units included are all renter and owner Committed Affordable Units. The housing beds are ones committed to serve persons with disabilities located in group homes or supervised apartments owned or leased by nonprofits.

**Housing Choice Vouchers** (formerly Section 8 Rent Assistance) is a federally funded rent assistance program for low income households. Households must meet income eligibility criteria. Each pays a minimum of 30% of income for rent.

**Housing Grants Program** is a County-funded rent assistance program serving low income working families, elderly persons and persons with disabilities. Rent subsidies typically reduce participant's share of the rent to 40% of income.

**Housing Need:** "Serious housing need" is defined in the County's affordable housing goals as "those earning below 40% of median income who pay more than 40% of their income in rent." "Housing need" is defined in the 2002 Housing Needs Survey as "households at any income level paying over 40% of income for housing (rent or mortgage).

**Priority Households in Need** are those families with children, elders and persons with disabilities at any income level who were paying over 40% of income for housing (rent or mortgage) in the Housing Needs Survey, 2002.

**Non-priority Households in Need** are households at any income level with singles or related persons that include no children, no elders and no persons with disabilities who were paying over 40% of income for housing (rent or mortgage) in the Housing Needs Survey, 2002.

**Housing Needs Survey, 2002:** In early 2002 a consultant conducted a County-funded survey of 1,437 Arlington households to collect basic demographic information (e.g., household size, composition and type, age, race, Hispanic origin, income and housing costs) in order to assess housing need in the County.

**Housing Reserve Fund (HRF):** The HRF uses private developer donations to help finance the acquisition of units to mitigate displacement of low income tenants and for apartment banking.

**Housing Subsidies:** Financial subsidies provided by government to assist households in paying their housing costs. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The Real Estate Tax Relief program assists low and moderate income homeowners through exemptions and/or deferral of real estate taxes.

**Housing Unit:** An occupied or vacant house, apartment, or a single room that is intended as separate living quarters.

**Large non-elderly projects** are defined all projects, not reserved for the elderly, of 50 or more units.

**Live Near Your Work** programs are ones through which employers provide incentives for employees to live close to their jobs. For example, Arlington County provides assistance to employees buying units in the County.

**MARKS:** See “Market Affordable Units.”

**MFI:** See “Median Family Income.”

**MIPAP:** See “Moderate Income Purchase Assistance Program.”

**Market Affordable Units (MARKS)** are lower rent units in the private market which receive no County assistance and which the owners have made no commitment to retain as affordable in the future. Determining the number of market rate affordable units is complicated because the affordability varies, depending on family size and income compared to unit size and rent.<sup>11</sup> MARKS are “affordable” based on paying no more than 30% of income for rent. The County has calculated the number of Rental MARKS for three income levels: 60%, 50% and 40% of HUD median family income. MARKS-60% are units affordable to households with incomes at 60% of median; MARKS-50% are affordable at 50% of median income; MARKS-40%, at 40% of median. Committed Affordable Units are excluded from the MARKS totals.

**Major violations** are defined as life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation (e.g., by rats), cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.

**Median Family Income (MFI)** is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area was \$102,700 for 2009. HUD computes median incomes by household size from that by formula.

**Minorities:** Minorities includes Hispanic, African-American, Asian/Pacific Islander, Native American, Other Races and Multi-Racial households. Hispanics may be of any race.

**Moderate Income Purchase Assistance Program (MIPAP):** This program provides financial assistance for down payments and/or closing costs for first-time homebuyers with incomes below 80% of median family income.

**NSAs** are Neighborhood Service Areas. The County is divided into eight NSAs.

**Non-elderly projects** are defined as all projects not reserved for the elderly.

**Owner Unit:** A unit occupied by its owner.

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<sup>11</sup> In County calculations of affordable market-rate housing: 1) the statistics on income are based on U.S. Department of Housing and Urban Development (HUD) median family incomes for the Washington Metropolitan Area; 2) the household sizes per unit type are based on Internal Revenue Service (IRS) standards for housing financed through federal tax-exempt bonds; 3) the number of units and rents are calculated using the County's Rent and Vacancy survey conducted by the Housing and Community Development Division; and 4) as the response rate to the County survey is below 100%, the numbers of units identified as affordable are extrapolated to equal a 100% response.

**Priority Households** include families with children, elders and persons with disabilities.

**Rate of major common area housing code violations** is defined as:

$$\frac{\text{Number of major common area housing violations}}{\text{Number of multi-family rental complexes over 20 years old}}$$

**Rate of major housing code violations** is defined as:

$$\frac{\text{Number of major violations (common area and unit) from full code inspections}}{\text{Number of units inspected in full code inspections}}$$

**Real Estate Tax Relief Program:** This locally-funded program provides exemptions and deferrals of real estate taxes to income-eligible elderly and disabled households.

**Rent Assistance:** Financial subsidies provided by government to assist households in paying their monthly rent. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA).

**Renter Unit:** Any occupied housing unit that is not owner occupied, including units rented for cash, and those occupied without payment of cash rent.

**Section 8 Rent Assistance:** See “Housing Choice Vouchers.”

**Serious Housing Need:** See “Housing Need.”

**Site Plan Projects** are developments not currently allowed by right in the Zoning Ordinance and/or General Land Use Plan (GLUP) that undergo a major public review and decision-making process to get formally approved by the County Board.





## **COUNTY MANAGER'S OFFICE**

Barbara Donnellan, Acting County Manager  
Marsha Allgeier, Deputy County Manager  
Raul Torres, Assistant County Manager

## **DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT**

Susan Ingraham Bell, Department Director  
Ken Aughenbaugh, Housing Division Director  
Joel Franklin, Project Coordinator, Housing Planner  
Betts Abel  
David Cristeal  
Angie de la Barrera  
Anthony Garrett  
Gary Greene  
Doug Myrick  
Sarah Pizzo  
Eric Timar

## **DEPARTMENT OF HUMAN SERVICES**

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Amy Yorczyk



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## ATTACHMENT 12

### NEIGHBORHOOD CLASSIFICATION SYSTEM

The restructured program uses a neighborhood classification system with three tiers, each defining a level of need and establishing the foundation for the type and scope of assistance that is provided. Assignment to one of the three tiers is based on an assessment of socio-economic and other conditions in each neighborhood. The three tiers are: Neighborhood Focus Areas, Neighborhood Enhancement Areas and Neighborhood Outreach Areas.

The neighborhood classifications are as follows:

Tier 1: *Neighborhood Focus Areas* are the areas with the greatest socio-economic needs and receive the highest level and scope of services. Neighborhood planners take part in strategic planning, which involves the identification of 3-5 major needs and an implementation program to address them. The Neighborhood Focus Areas are the only areas to receive CDBG-funded neighborhood-specific programs and services.

Tier 2: *Neighborhood Enhancement Areas* face challenges to neighborhood stability which warrant early intervention. They are designated to receive focused attention—or priority planning—which involves identifying the need for enhanced County services to meet 1 or 2 priority needs. This will allow the County to devote limited resources to the most critical neighborhood issues as opposed to a broad spectrum of community needs to meet. The County may choose to expand a CDBG-funded program to an Enhancement Area to meet its priority need. The County will rely more on other local resources to meet Enhancement Areas' identified priority needs.

Tier 3: *Neighborhood Outreach Areas* are stable neighborhoods with high populations of low income persons but without major revitalization needs. They are designated to receive outreach, civic engagement support and monitoring. The focus in Outreach Areas is to ensure that low income households are aware of County-funded programs they are eligible for and to foster their participation in civic affairs.

The purpose of the classification system is to bring the attention of the County, community and nonprofits to the needs of all income-eligible areas. Another objective of the restructured program is that all areas receive increased outreach and advocacy based on their needs, planning and technical assistance from NSA planners, resident capacity building, and ongoing monitoring of physical conditions and trends.

Low income residents in all of the NSAs are underrepresented in civic activities. Resident capacity building efforts, such as the Neighborhood College, are designed to empower residents to participate in community dialogs and enhance their ability to advocate for services. Neighborhood College therefore will be open to residents of all NSAs.

#### **NEIGHBORHOOD NEEDS ANALYSIS**

To spearhead the County's NSA re-designation process in 2003, an Interdepartmental Team reviewed the 14 eligible areas<sup>1</sup> and recommended classification within the tiers. The designation process consisted of a team analysis of 2000 Census socio-economic data, an assessment of neighborhood conditions and resident participation at community meetings.

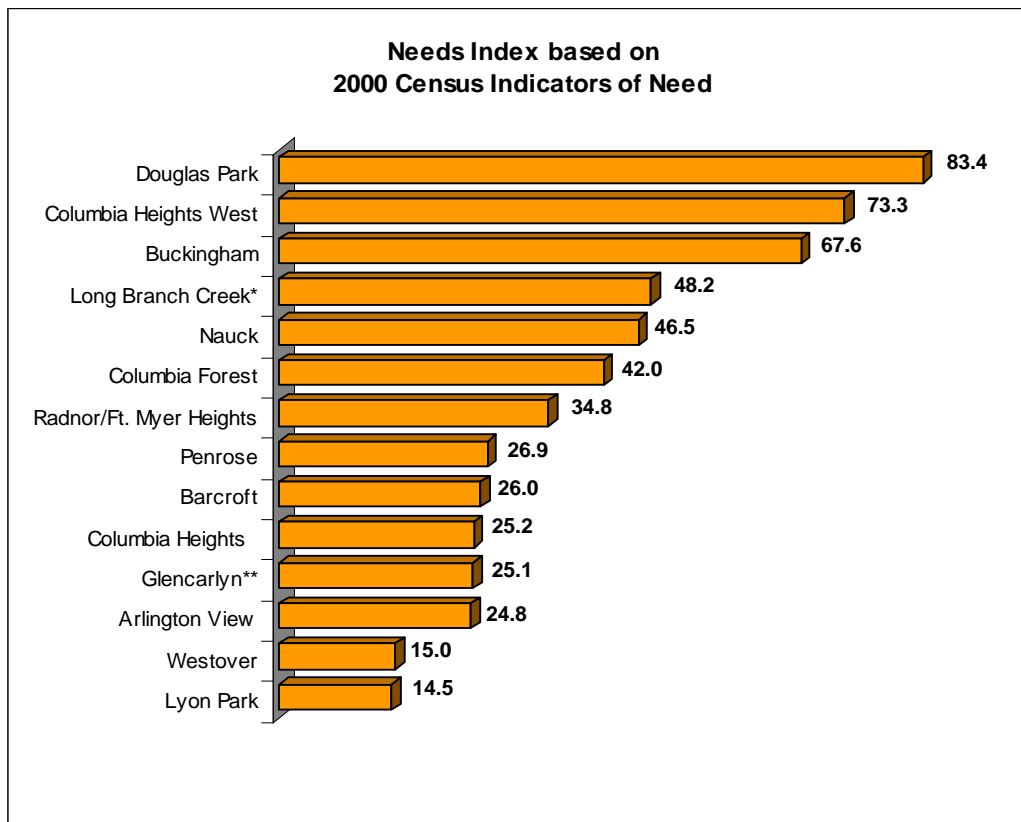
**Needs Index based on Census Data:** Census data was analyzed to provide demographic profiles of the eligible areas. A Needs Index was developed to facilitate comparison of need in the 14 neighborhoods based on the economic and demographic data most indicative of need from the 2000 Census. The data used to compute the Needs Index is displayed in the following tables. Key indicators of economic need included unemployment, limited education, housing need, households paying over 30% of income for rent and age of housing.

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<sup>1</sup> NSA designation is limited to areas where at least 51% of the residents are low and moderate income, making the areas eligible under Federal regulations for "area benefit" CDBG activities.

Needs Index based on 2000 Census Indicators of Need		
Eligible Block Groups are in these Neighborhoods	Need Index	Ranking of Need
Pike Village Center	83.4	1
Columbia Heights West	73.3	2
Buckingham	67.6	3
Long Branch Creek*	48.2	4
Nauck	46.5	5
Columbia Forest	42.0	6
Radnor/Ft. Myer Heights	34.8	7
Penrose	26.9	8
Barcroft	26.0	9
Columbia Heights	25.2	10
Glencarlyn**	25.1	11
Arlington View	24.8	12
Westover	15.0	13
Lyon Park	14.5	14

Census Need Indicators Used to Determine Needs Index (Using both percentages and numbers)
Low and Moderate Income Persons
Persons in Poverty
Paying over 30% of Income for Rent
Unemployed Persons
Persons with No High School Degree
Female Single Parent Households
Linguistically Isolated Households
Units Over 50 Years Old



\*This neighborhood's Census data is no longer accurate. It does not reflect higher income residents who have moved into new buildings (e.g., Avalon at Arlington Square, The Metropolitan) or lower income residents moving out of The Colonies.

\*\*This Census data reflects low income elders whose needs are being served through subsidized units at Woodland Hill

<i>Eligible Block Groups are within these Neighborhoods:</i>	Census Tract	Block Groups	% Low and Moderate Income Persons	Number Low and Moderate Income Persons	% Persons in Poverty	Number Persons in Poverty	% Paying over 30% of Income for Rent	Number Paying over 30% of Income for Rent	% Unemployed Persons	Number Unemployed Persons	% Persons with No High School Degree	Number Persons with No High School Degree	% Female Single Parent Households	Number Female Single Parent Households	% Linguistically Isolated Households	Number Linguistically Isolated Households	% Units Over 50 Years Old	Number Units Over 50 Years Old
	Pike Village Center	26; 27	1; 1, 2	80.2%	7,046	13%	1,126	37%	929	5.1%	342	35%	1,896	13%	374	25%	733	57%
Columbia Heights West	22	1, 2	75.8%	5,736	18%	1,333	41%	654	4.1%	240	39%	1,828	10%	257	24%	591	47%	1,205
Buckingham	20	1, 3-5	67.8%	5,446	14%	1,146	39%	1,169	3.1%	212	30%	1,713	4%	155	24%	853	54%	1,998
Long Branch Creek*	38	1	60.9%	2,735	9%	415	35%	362	3.7%	130	41%	1,118	11%	150	30%	415	49%	704
Nauck	31	1,2,3,4	67.1%	2,784	13%	530	40%	282	3.5%	117	31%	856	14%	221	8%	131	52%	842
Columbia Forest	28	1, 4	65.6%	4,212	8%	517	37%	687	2.1%	109	25%	1,106	7%	178	12%	338	35%	942
Radnor/Fort Myer Heights	17	1, 3, 5	58.3%	2,948	13%	656	33%	818	2.1%	97	10%	376	2%	66	13%	402	51%	1,746
Penrose	24; 25	2; 2	58.6%	1,786	9%	288	33%	387	1.8%	48	12%	280	5%	84	10%	151	70%	1,098
Barcroft	23	3	57.4%	1,155	17%	347	26%	123	3.2%	49	21%	277	9%	61	17%	116	47%	353
Columbia Heights	32	1	63.8%	2,875	8%	339	34%	791	1.1%	43	11%	346	4%	95	9%	219	28%	717
Glencarlyn**	21	2	56.9%	406	27%	190	35%	96	0.6%	5	38%	277	2%	8	37%	144	21%	86
Arlington View	33	1	60.9%	736	10%	116	24%	39	3.8%	39	32%	274	15%	57	1%	6	59%	267
Westover	9	4	59.5%	858	5%	68	21%	120	1.4%	16	10%	103	6%	40	7%	50	93%	676
Lyon Park	18	2	57.8%	1,138	7%	146	27%	276	0.5%	8	10%	149	2%	26	7%	79	73%	825

\*This neighborhood's Census data is no longer accurate. It does not reflect higher income residents who have moved into new buildings (e.g., Avalon at Arlington Square, The Metropolitan) or lower income residents moving out of The Colonies.

\*\*This Census data reflects low income elders whose needs are being served through subsidized units at Woodland Hills.

**Assessment of Neighborhood Conditions:** The Needs Index was one tool to identify needs in the eligible areas. In addition, the Interdepartmental Team provided quantitative and qualitative information regarding neighborhood conditions, needs, requests for service and County efforts to address code enforcement, human services and public safety needs. The group developed criteria to utilize this information to classify areas into NSA tiers. The evaluation of information on neighborhood conditions for the eligible areas resulted in ratings of High, Medium or Low.

- **Code Enforcement Needs:** To assess current conditions in the eligible areas, staff considered critical factors that help to gauge the conditions that threaten a neighborhood's overall health. The team reviewed the level of code enforcement activity in each of the areas. Code Enforcement staff are responsible for enforcement of the Arlington County's Zoning Ordinance, Virginia Uniform Statewide Building Code/ Maintenance of Existing Structures, Condition of Private Property, and Noise Control Ordinance. Staff rated the level of activity in each of the areas, evaluating the number of open cases, whether the caseload was primarily multifamily or single-family housing, and the existence of chronic ongoing and recurring code problems in order to form an overall assessment of property maintenance throughout the areas.

The neighborhoods were rated High if code enforcement activity involved both single-family and multifamily housing, if the majority of the cases involved serious or life threatening violations and if the area had a large number of open cases. The neighborhood was rated Medium if, in general, the code activity affected a small number of individual rental apartment units within apartment complexes and if the area had a few problem properties scattered throughout the area. Eligible areas received a Low rating if there were few ongoing cases.

- **Human Services Needs:** To determine the level of human services needs in the eligible areas, staff identified the number of households being served through the Department of Human Services' major assistance programs. The Interdepartmental Team assessed the level of service by examining the number of households being served and comparing the areas to each other. Scores were developed for each of the neighborhoods computing the percentage of households within the area receiving public assistance. With that data, the neighborhoods were ranked.
- **Public Safety Needs:** In evaluating public safety, staff reviewed counts of police incident reports by general types of crimes for each area over a one year period. Staff focused on four types of incidents to gauge the level of police activity in the eligible areas: aggravated assault, simple assault, vandalism and public drunkenness. Rankings were based on the number of calls received per resident in these areas.





# **City of Falls Church, Virginia**

## **Housing and Human Services Division**

# **Consolidated Plan 2011 – 2015**

## **For Housing and Community Development Needs**



**BUILDING BETTER LIVES**



# Consolidated Plan FY 2011-2015

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# Consolidated Plan FY 2011-2015

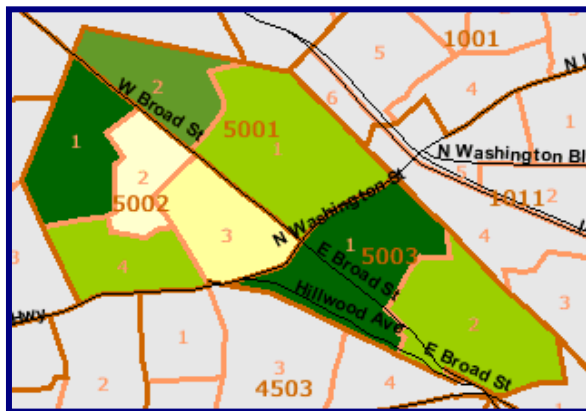
## Executive Summary

The City of Falls Church, Virginia is a vibrant community situated in Northern Virginia just outside of Washington, DC. It is a relatively small jurisdiction with an estimated population of nearly 11,170 people (in 2008) and only covering 2.2 square miles. There was a 7.6% increase in the population from 2000 to 2008. Falls Church is the 4<sup>th</sup> densest jurisdiction in Northern Virginia.

	1990	2000	2008	Change	% Change
Population	9,578	10,377	11,169	792	7.6% ('00-'08)
Number of Households	4,195	4,471	N/A	276	6.6% ('90-'00)
Median Households Income	\$51,011	\$74,924	\$105,456	\$30,532	40.8% ('00-'08)
Average Household Size	2.27 persons	2.31 persons	N/A	0.04	1.8% ('90-'00)

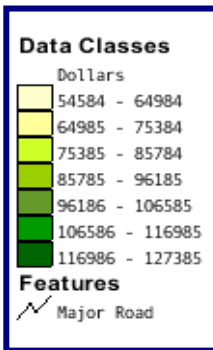
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 1 and U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, Summary File 1; U.S. Census Bureau: State and County QuickFacts 2008.

## Map of Average Household Incomes by Census Tract



Map of the City of Falls Church

### Map Legend



## City of Falls Church Vision Statement

In 2025, Falls Church is a small city that respects its citizens and provides personal attention to meeting their needs. It is a wonderful place to live, work, and shop, offering diversity in housing, amenities, and services. Its historic charm reflects the stewardship of residents and their local government. It is built on a human scale, where visitors and residents alike can find everything they need while experiencing the fabric of life in a friendly, close-knit community. Falls Church is a shining example of a city that has been able to retain the benefits of small town life, while remaining financially sustainable, and a full participant in one of our nation's most dynamic metropolitan areas.



City Hall



The Falls Church Episcopal



# Consolidated Plan FY 2011-2015

## What is the Consolidated Plan?

In order to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, the City of Falls Church must develop a comprehensive Consolidated Plan that describes both the community's needs and the strategies that will be used to address those needs for the next five years. This plan also incorporates Community Services Block Grant (CSBG) benefits (through an agreement with Arlington County) and the City's local Community Services Fund (CSF). The Housing and Human Services Division receives input from various entities including citizens, elected officials, service providers, businesses, public agencies, and nonprofit organizations, and uses this information to determine how federal funds will be spent.

### City Council

- Robin S. Gardner, **Mayor**
- Harold (Hal) Lippman, Ph. D., **Vice Mayor**
- Nader Baroukh
- Daniel K. Maller
- David F. Snyder
- Daniel X. Sze
- Lawrence Webb

### City Manager's Office

- Wyatt Shields, **City Manager**
- Cindy Mester, **Assistant City Manger**

### Housing Commission

- Don Brobst, **Chair**
- M.T. Gutmanis, **Vice Chair**
- Catherine Findlay
- Tori McKinney
- Steve Sprague, *Falls Church Housing Corporation Liaison*

### Housing and Human Services Division

- Pamela Doran, **Director**
- Leslyn Barrow
- Kevin Denton
- Letha Flippin
- Caitlin Geary
- Dana Lewis
- Lisa Reid
- Susan Richter
- Tennille Smith Parker

#### **Policy of Non-Discrimination on the Basis of Disability**

"The City of Falls Church does not discriminate on the basis of disability in its employment practices or in the admission to, access to, or operations of its services, programs, or activities. Letha Flippin, 300 Park Avenue, Falls Church, Virginia has been designated to coordinate compliance with the ADA non-discrimination requirements."

"The City of Falls Church complies with the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5005, TTY/Voice 771"





# Consolidated Plan FY 2011-2015

## Snapshot of Community

### Population Characteristics

The population of the City of Falls Church increased by 11.2% from 1990 to 2000 and has continued to grow since then. The racial diversity has also increased since 1990, with the highest growth seen among the Asian and Hispanic populations.

	1990 Census	2000 Census	2008 estimate
<b>Population</b>			
<b>Total Population</b>	<b>9,333</b>	<b>10,377</b>	<b>11,169</b>
<b>Race/Ethnicity Breakout</b>			
White	89.0%	85.0%	84.3%
Black/African American	3.0%	3.3%	4.5%
American Indian and Alaska Native	N/A	0.2%	0.3%
Asian	5.0%	6.5%	8.4%
Native Hawaiian/Other Pacific Islanders	N/A	0.1%	0.1%
Other Multi-Racial	3.0%	4.9%	2.4%
Hispanic (any race)	261	876	905

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 1 and U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, Summary File 1; U.S. Census Bureau: State and County QuickFacts 2008.



**The median age of Falls Church residents in 1970 was 30.4 compared to 39.7 in 2000.**



**According to the Census, the City of Falls Church saw the population of seniors (age 85+) double from 1990 to 2000.**



### Economic Trends

According to the Virginia Employment Commission, there were 12,803 individuals employed by City establishments in 2009, which represents a 23 percent decrease since the 2000 Census. The civilian labor force (those who live in the City and are employable) is about 6,986 people and of that, 534 people are considered unemployed. This creates an unemployment rate of about 7.6%.

There are 984 employers in the City of Falls Church. According to the Virginia Employment Commission, healthcare, retail and professional service firms are the primary job sectors.



City of Falls Church Businesses (From left to right): Brown's Hardware, Kaiser Permanente, The State Theater





# Consolidated Plan FY 2011-2015

## Education

During the 2008-2009 school year there were approximately 1,941 students enrolled in the City of Falls Church Public School system. During the same school year, 166 students graduated with 94% going on to institutions of higher education. Eighty-six percent of seniors took the SAT with an average score of 1716 which is higher than both the Virginia and National averages. Additionally, the City's only high school, George Mason High School has ranked in the top 100 of The Newsweek's list of the 1,500 top U.S. high schools for the past 5 years. In 2009, George Mason ranked 67<sup>th</sup> overall. There is less than a 1% dropout rate, which is the lowest rate in Northern Virginia.



Photo courtesy of Falls Church City Public Schools

## Income

The median household income for a family of four was \$102,700 in 2009. The 2000 Census estimated that 20% of all households in Falls Church met the HUD definition of low-income.

2009 City of Falls Church Median Income			
Household Size	Low Income: 50% of Median	Moderate Income: 80% of Median	Middle Income: 100% of Median
1-Person	\$35,945	\$57,512	\$71,890
2-Person	\$41,080	\$65,728	\$82,160
3-Person	\$46,215	\$73,944	\$92,430
4-Person	\$51,350	\$82,160	\$102,700
5-Person	\$55,458	\$88,733	\$110,916

The Falls Church median income limits are based on the HUD median income established for the Washington, DC-MD-VA PMSA annually.

## Poverty

According to the U.S. Census Bureau, the federal poverty level is \$22,050 a year for a family of four. The 2000 Census estimated that about 4% of the population is considered to be below the poverty level in the City of Falls Church. The poverty level decreased between 1990 and 2000 from 5.8% to 4.2%. Compared to other races or ethnicities, Black and Hispanic households have higher poverty rates.

Race/Ethnicity	Above Poverty	Below Poverty	% Below Poverty
White	8475	317	3.60%
Black	228	28	10.90%
Am. Indian/Alaskan Native	25	0	0.00%
Asian	636	38	5.60%
Hispanic	772	120	13.50%
Non-Hispanic Whites	7960	230	2.80%

Source: Northern Virginia Regional Commission, Northern Virginia Data Book 2004 page 99



# Consolidated Plan FY 2011-2015

## Source of Income

Source of Income	# of Residents Receiving Income	% of Residents Receiving Income
Social Security	903	20%
Supplemental Social Security	75	2%
Public Assistance	60	1%
Wage or Salary Income	3686	82%
Self Employment Income	730	16%
Interest, Dividends, or Net Rental Income	2801	63%

According to the 2000 US Census, 4% of the City of Falls Church population fell below the federal poverty level and one percent of the population received public assistance.

Nearly 82% of City residents earned income from wages or salaries and 20% are received income from social security payments.

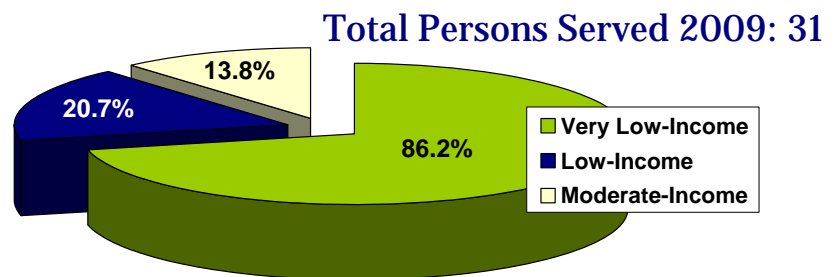
Source: U.S Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

## Low and Very Low-Income Residents Receiving Assistance in 2009

The City of Falls Church has three major funding sources that provide assistance to low income residents: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and the Community Services Fund (CSF). As indicated in the charts below, the majority of the funds from CDBG, HOME and CSF benefited very low and low-income residents in FY 2009.

### CDBG and HOME Assistance

CDBG and HOME are federal block grants that are intended to fund community development activities at the local and state level. The programs are administered through the City's Housing and Human Services Department to local grantees.



Source: FY2009 City of Falls Church Consolidated Annual Performance and Evaluation Report (CAPER)

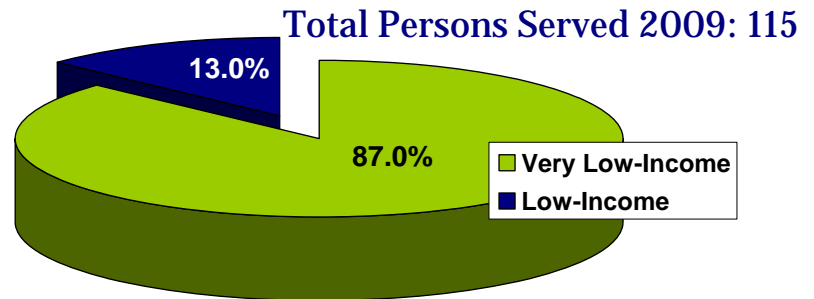
	2006		2007		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Very Low-Income	50	51%	98	65%	71	72%
Low-Income	35	35%	42	28%	13	13%
Moderate Income	14	14%	10	7%	15	15%
<b>TOTAL</b>	<b>99</b>	<b>100%</b>	<b>150</b>	<b>100%</b>	<b>99</b>	<b>100%</b>



# Consolidated Plan FY 2011-2015

## CSF Assistance

The CSF provides local funds, through a competitive process, for human service programs and activities. The program is administered through HHS and funded as a dedicated portion of the City's budget.



Source: Internal City of Falls Church HHS data.

	2006		2007		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Very Low-Income	246	43%	124	42%	73	45%
Low-Income	321	57%	172	58%	88	55%
Moderate Income	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>567</b>	<b>100%</b>	<b>296</b>	<b>100%</b>	<b>161</b>	<b>100%</b>

## CSBG Assistance

CSBG is an additional resource (as a result of a 2009 expansion agreement with Arlington County) that allows the City to receive the benefit of federal and state Community Service Block Grant (CSBG) funds beginning in FY 2010. This agreement will be renewed annually. Community Action Agencies (CAAs) receive core funding through the federal CSBG program. These funds are awarded by formula through the state to designated CAAs. The CAA or CAP can either be a nonprofit or a locality. There are currently 26 CAA's throughout Virginia. While the majority of Virginia Community Action Agencies are private nonprofits, Arlington County has a local government departments serving in the role of CAA. This expansion agreement with Arlington County means that an additional 14 low to moderate-income City residents will be able to participate in two employment programs annually.



## Housing Profile

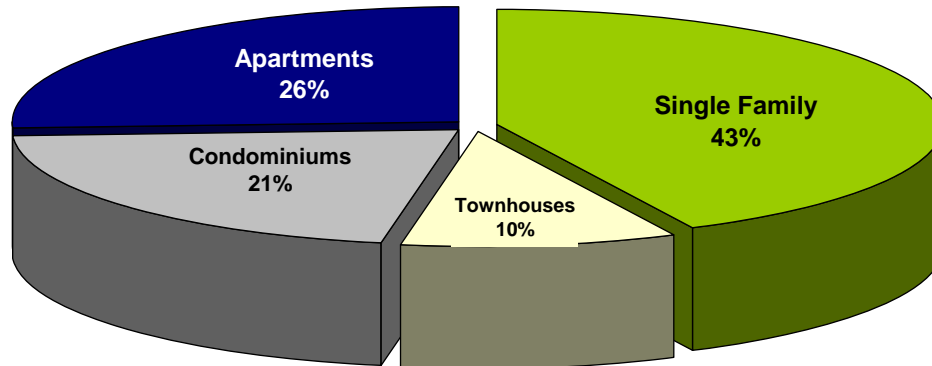
As of 2009, there were 5,570 housing units in the City of Falls Church. In 2004, there were 4,927 housing units, which represent a 13% gain in total housing units. This is attributable to the increase in denser development the City has seen in the last few years.

The number of households has increased steadily from 2000 to 2009 and is estimated at 4,920 to date. In 2000, the homeownership rate was nearly 61%.

Year	Housing Units	Households
2000	4,725	4,471
2004	4,927	4,574
2005	no data	4,600
2006	5,510	4,680
2007	no data	4,760
2008	no data	4,840
2009	5,570	4,920

Source: City of Falls Church Assessor's office data, 2009

## Housing Types



Source: City of Falls Church Assessor's office data, 2009

## Trends in Falls Church Housing Stock:




-  According to the 2000 Census, 60% of housing will be 50 years old or more by 2010.
-  According to MRIS data, the median home sales price in November 2009 was \$465,000.
-  The number of total houses sold in November 2009 was 14 houses.



Photo Courtesy of Atlantic Realty



# Consolidated Plan FY 2011-2015

## Housing Needs

### Affordable Housing Prices

#### Rental Housing Trends

In 2009, average rents in the City of Falls Church ranged from \$1,463 per month for a 1-bedroom unit to \$1,954 per month for a 3-bedroom unit. The lowest average rent is affordable to a household earning a minimum annual income of \$58,520, which is \$7,170 above the median income for a 4-person household earning 50% of AMI [See Appendix C].

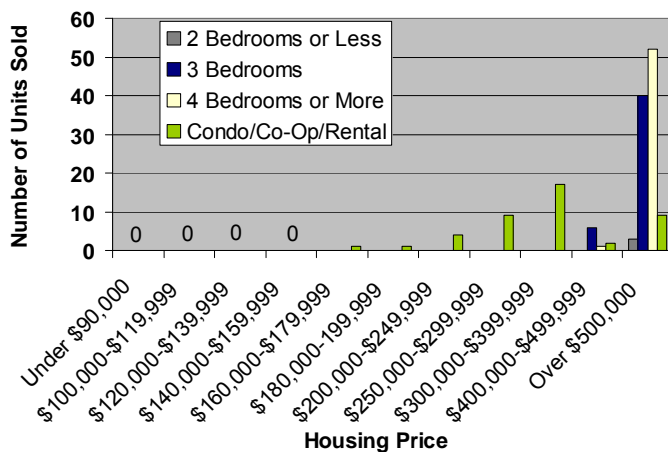
Number of Bedrooms	Average Rent*	Required Minimum Income*
Efficiency	\$1,723	\$68,920
1 Bedroom	\$1,463	\$58,520
2 Bedroom	\$1,815	\$72,605
3 Bedroom	\$1,954	\$78,160
4 Bedroom	\$2,599	\$103,960

\* Data was calculated by using a standard that states households should not pay more than 30% of annual income on housing costs  
Source: City of Falls Church Annual Rent Survey, 2009.

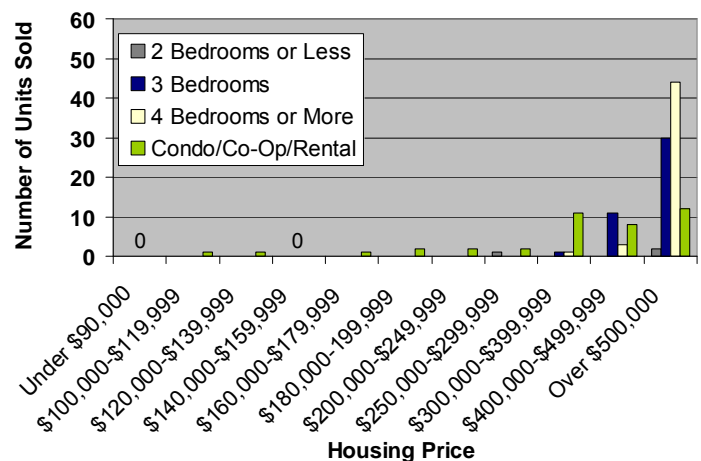
#### For-Sale Housing Trends

There have been no home sales under \$100,000 since 2004. Purchasers with low and moderate incomes are generally limited to purchasing condominiums because single family homes usually sell for more than \$500,000. There are very few affordable for-sale units in the City of Falls Church. In 2006, only two condos sold for less than \$200,000; in 2008 five condos sold for less than \$200,000.

City Residential Sales 2006



City Residential Sales 2008



Source: Metropolitan Regional Information Systems, Inc. Reports and Statistics, Year End Real Estate Trend Indicator, 2006 and 2008.

### Affordable Housing Supply

#### Rental Housing Trends

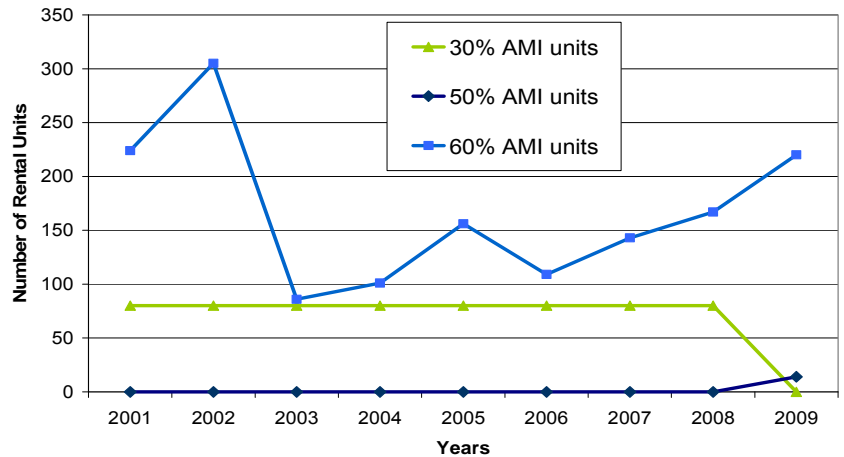
According to a 2007 City of Falls Church Affordable Housing Assessment Study conducted by a third party consultant, Jones Lang LaSalle, the City will lose up to 754 affordable multifamily rental housing units by 2010 through the possible rehabilitation of four affordable rental properties. These properties are Merrill House, Virginia Village, Lee Square, and the Broadfalls Apartments.



# Consolidated Plan FY 2011-2015

The City lost 80 rental units affordable to renters at 30% of AMI [See Appendix C] in 2009. This is attributable to the decision of the Falls Church Housing Corporation to opt out of the project based rental subsidy program at Winter Hill Apartments. [See page 10]. This decision was largely based on the HUD allowable rents being insufficient to cover operating cost of the property.

## Affordable Rental Units, 2001-2009



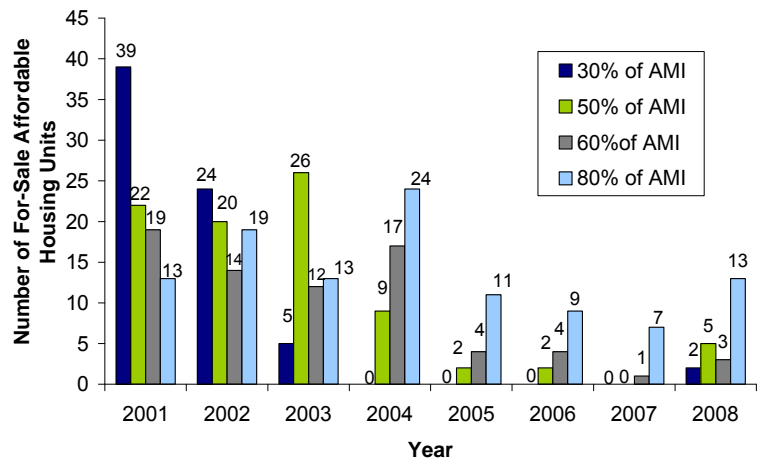
Source: All rental data is gathered by HHS staff on a yearly basis.

## For-Sale Housing Trends

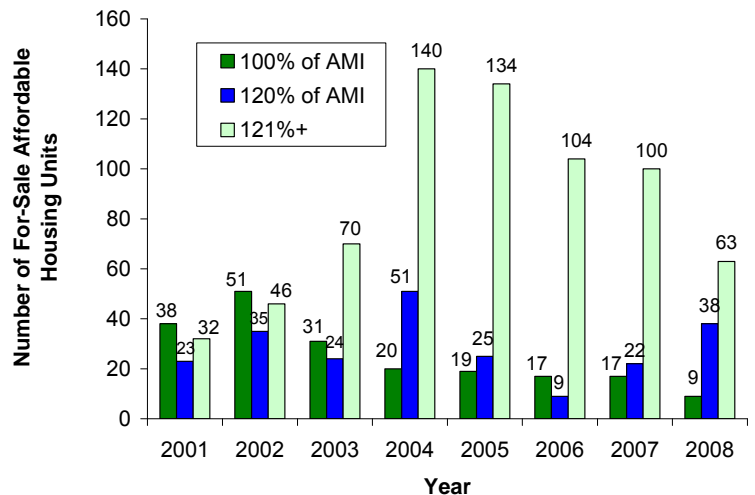
The affordable for-sale housing supply has significantly decreased since 2001. The number of units affordable to households earning 30% of AMI [See Appendix C] has decreased from 39 units in 2001 to zero units in 2007. Likewise, the number of units affordable to households earning between 100% and 120% of the HUD AMI [See Appendix C] has decreased by 34 and 29 units, respectively since 2004. In contrast, the number of units affordable to households earning 120% of AMI [See Appendix C] or more has more than tripled since 2001.

## Affordable For-Sale Units, 2001-2008

### 30% to 80% of Area Median Income



### 100% to 120% of Area Median Income



Graph Sources: All affordable for-sale unit data calculated by HHS staff on yearly basis. Data from Metropolitan Regional Information Systems, Inc. Reports and Statistics, Year End Real Estate Trend Indicator, 2001 – 2008.





# Consolidated Plan FY 2011-2015

## Increase in Jobs vs. Decrease in Housing

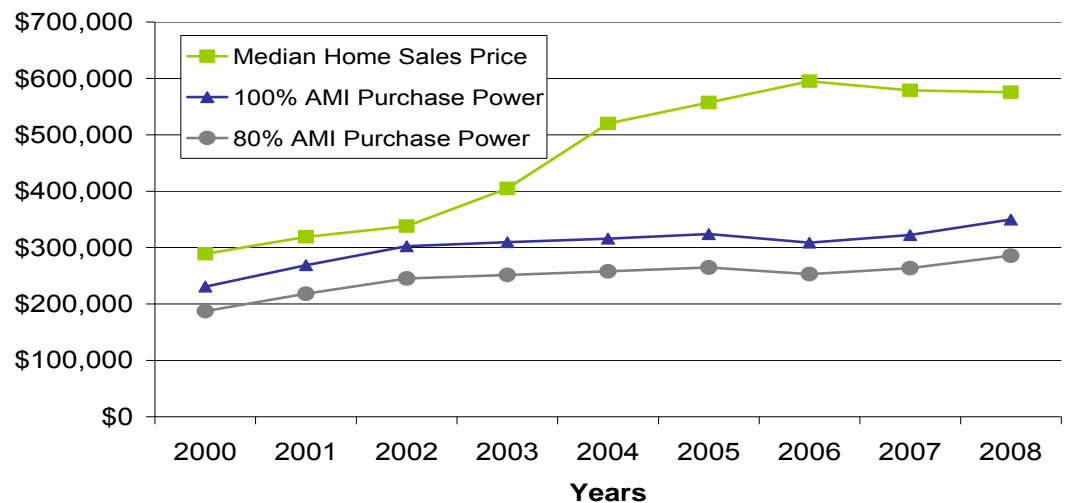
According to the Metropolitan Washington Council of Governments (MWCOCG), the number of jobs in the City of Falls Church is projected to increase from 9,500 jobs in 2005 to 15,100 jobs in 2015. Based on a common standard utilized by MWCOCG, a municipality should gain one new housing unit for every 1.6 new jobs. This means that 3,500 new housing units would be needed in order to support the projected growth in jobs. 20% of the projected new jobs are expected to be low wage, which means that 700 of those new units should be made affordable to lower income wage earners.

## Household Purchasing Power

Since 2000, the median home sales price has significantly outweighed the cost buyers earning 100% of AMI [See Appendix C] is able to afford in the City of Falls Church. In 2008, the median home sales price was \$575,440 but a household earning 100% of the AMI [See Appendix C] could only afford to purchase a home worth \$349,973. The purchasing power for households earning 100% of AMI [See Appendix C] or less has been consistently lower than the median homes sales prices.

### Purchasing Power Based on Income

Graph Source: Median Home Sales Prices data from Metropolitan Regional Information Systems, Inc, Reports and Statistics, Year End Real Estate Trend Indicator, 2000-2008. Purchase power calculated by HHS staff using Fannie Mae Housing Counselor tool.





# Consolidated Plan FY 2011-2015

## Public and Assisted Housing Needs

The City of Falls Church does not have public housing and it does not have the legal right of a housing authority to own or operate public housing. The City sought the right to create a Housing Authority in the past but the State denied the request.

### Assisted Housing

Assisted housing refers to primarily rental housing that receives some type of federal subsidy or mortgage assistance. Within the City of Falls Church, there are no longer any federally assisted housing complexes. Winter Hill Apartments is an 80-unit rental complex where preference is given to low-income elderly and disabled households and is operated by the Falls Church Housing Corporation (FCHC). The facility had been receiving project based subsidies from HUD under the Housing Assistance Payments (HAP) program since July 1, 1988. As of June 2009, Winter Hill will no longer receive assistance from HUD as the HAP contract expired. This decision to opt out was largely based on the HUD allowable rents being insufficient to cover operating cost of the property.



Winter Hill Apartments

Tenants in place now receive rent subsidy vouchers and may continue to live at Winter Hill with the subsidy or may choose to move to other rental housing that accepts these types of vouchers. This opt-out of project-based subsidies has created a significant loss of dedicated affordable units that people at 30% of AMI [See Appendix C] or below could afford. It was the only rental housing affordable to persons at that income level. However the property is now able to serve a wider range of AMI affordable renters which is also meeting a need.

### Section 8 Housing Choice Vouchers

The Fairfax County Redevelopment and Housing Authority (FCRHA) administers the Housing Choice Voucher Program on behalf of the City of Falls Church. Through this program, low and moderate income households pay no more than 30% of their monthly income toward rent and the County (using Section 8 funds) pays the other portion. Persons with Housing Choice Vouchers (HCV) may live at any privately owned rental home provided the home is safe, meets federal housing quality standards, does not exceed rent limits, and the owner is willing to accept voucher payments. As of July 2009, there were 119 Falls Church participants in the Housing Choice Voucher program, including the 80 households living at Winter Hill who were given vouchers. Thirty-eight City residents are currently on the waiting list and the list has been closed to new applicants since 2006. The City no longer has a set aside number of vouchers on the waiting list specifically designated for Falls Church applicants.



# Consolidated Plan FY 2011-2015

## Homeless Individuals and Families

### The 10-Year Plan to End Homelessness

In previous years, the City of Falls Church has participated in the Fairfax County-Falls Church Continuum of Care. In 2007, a 10 Year Plan to End Homelessness replaced the County/City Continuum of Care initiative. This plan calls for a “housing first” model that incorporates redirection of resources and rapid re-housing as solutions and preventative measures to the homelessness problem. Similar models have proven to be successful in many other communities across the United States.



### 2008 Characteristics of the Homeless Population

The Metropolitan Washington Council of Governments (MWCOC) Homeless Services Planning and Coordinating Committee conducts a “Homeless Enumeration for the Washington Metropolitan Region” which tracks the number of persons found to be homeless in the area. MWCOC uses a “point in time” survey to count the number of persons found on the streets, in emergency shelters, or in transitional and permanent supportive housing. The point in time survey combines the homeless populations of the City of Falls Church and Fairfax County.

Characteristic	Number
<b>Single Individuals</b>	<b>744</b>
Chronically Homeless	402
Employed	169
Unsheltered	165
<b>Families</b>	<b>1,091</b>
Chronically Homeless	27
Employed	272
Homeless Children	640
<b>Total Homeless Population</b>	<b>1,835</b>

Source: 2008 Point in Time Survey

## Winter Emergency Shelter

In addition to its contract with Fairfax County for emergency shelter, space, and services, the City of Falls Church also supports one emergency winter overflow shelter. The Falls Church Winter Emergency Shelter is open from December 1<sup>st</sup> to March 31<sup>st</sup>, has 12 beds and is only open to adults. During the winter of 2007-2008, there were 41 shelter residents, 37 of those clients were male and 7 female. On average, clients stayed about 25 days, and a majority of the homeless individuals leave for unknown destinations at the time of departure.









Photos courtesy of Emergency Winter Shelter Website





# Consolidated Plan FY 2011-2015

## Community Survey Feedback from Winter Shelter Staff:

-  Increase the number of affordable housing units available in the City for the population that is at 30% or less of median area income.
-  Implement an single resident occupancy (SRO) policy for the City and change zoning rules to permit the development of SROs in the City.
-  Fully integrate the City services and policies that deal with persons who are homelessness and at-risk of homelessness with the new Fairfax-Falls Church Plan to Prevent and End Homelessness. There should be a seamless consistency in policy and practices. The City should take an active role in the governing bodies of the Plan.
-  The City should increase its rental assistance program for its low income population.
-  The City should continue to support those non-profits located in the City that work with persons who are homeless and/or at risk of being homeless.
-  Homelessness is exacerbated in the winter and there is a general lack of winter emergency beds for persons who are homeless. The City should continue to support the Falls Church Winter Shelter.

## Non-Homeless Special Needs Housing

Besides the homeless population, there are special needs families and individuals that require services in order to maintain decent, safe and affordable housing. Special needs can be defined as elderly, persons with severe mental illness, intellectually or developmentally disabled, physically disabled, persons with substance abuse and those living with AIDS. According to 2000 Census data, there were 1,262 persons age 64 or older living in the City of Falls Church. Of these elderly individuals, more than 50% are of low and moderate income and have housing cost burdens (paying more than 30% of their total household income toward rent). This shows a demand for the planned Falls Church housing project that will serve residents at 60% AMI.

Percent of Elderly Renters/Homeowners with Housing Cost Burdens (age 62+)				
	Extremely Low-Income	Low-Income	Moderate-Income	Middle-Income
<b>Renters</b>	72.4%	93.7%	60.0%	3.1%
<b>Homeowners</b>	60.5%	18.1%	20.6%	13.5%

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000








According to the 2000 Census, there were 1,026 non-elderly disabled persons and 71 people receiving services due to alcohol or substance addiction. It is important to note that not all special needs persons require specialized housing.

## Community Consultation

### COMMUNITY NEEDS SURVEY

The Housing and Human Services Division created a needs survey [see Appendix D] to gauge citizen's response to what they felt were the highest priorities in terms of community development and housing needs.

#### Survey Respondent Demographics:

-  26% above the age of 60
-  47% between the ages of 35 and 60, only one respondent below the age of 30
-  62.5% of respondents were female and 37.5% were male
-  78.3% of respondents were White
-  8.7% of respondents were Asian
-  4.3% of respondents were Black/African American
-  95% were of a Non-Hispanic ethnic background

About 58 percent of respondents reported their annual income to be \$100,000 or more, which is considered high-income. Only 25 percent of respondents indicated their annual income to be \$50,000 or less. This group is considered very low or low-income.

Survey respondents were asked to identify the **highest** and **lowest** priorities in the following categories:

	Housing Needs	Community Services/Non-Housing Needs	Special Needs Services	Business and Community Development Needs
<b>Highest Priorities</b>	<ul style="list-style-type: none"> <li>● Safety/Energy Improvements</li> <li>● Specialty Housing (Senior/Disabled)</li> </ul>	<ul style="list-style-type: none"> <li>● Park/Recreation Facilities</li> <li>● Public Safety Services</li> <li>● Libraries</li> </ul>	<ul style="list-style-type: none"> <li>● Services/Facilities for Disabled</li> <li>● Accessibility Improvements</li> </ul>	<ul style="list-style-type: none"> <li>● Economic Development</li> <li>● Infrastructure Improvements</li> </ul>
<b>Lowest Priorities</b>	<ul style="list-style-type: none"> <li>● Foreclosure Prevention</li> <li>● Rental Assistance</li> </ul>	<ul style="list-style-type: none"> <li>● Computer Literacy Programs</li> <li>● Financial Education</li> </ul>	<ul style="list-style-type: none"> <li>● HIV/AIDS Facilities and Services</li> </ul>	<ul style="list-style-type: none"> <li>● Business Mentoring</li> </ul>

When the respondent's **annual income** is taken into account, the highest and lowest priorities change in the following way:

	Housing Needs	Community Services/Non-Housing Needs	Special Needs Services	Business and Community Development Needs
<b>Middle to High-Income Respondents (\$100,000 annually or more)</b>				
<b>Highest Priorities</b>	<ul style="list-style-type: none"> <li>● Specialty Housing (Senior/Disabled)</li> </ul>	<ul style="list-style-type: none"> <li>● Parks/Recreation Facilities</li> </ul>	<ul style="list-style-type: none"> <li>● Services/Facilities for Disabled</li> </ul>	<ul style="list-style-type: none"> <li>● Infrastructure Improvements</li> </ul>
<b>Lowest Priorities</b>	<ul style="list-style-type: none"> <li>● Rental Assistance</li> <li>● Fair Housing Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>● Computer Literacy</li> <li>● Financial Education</li> </ul>	<ul style="list-style-type: none"> <li>● HIV/AIDS Services</li> </ul>	<ul style="list-style-type: none"> <li>● Business Mentoring</li> </ul>
<b>Low to Very Low-Income (\$50,000 annually or less)</b>				
<b>Highest Priorities</b>	<ul style="list-style-type: none"> <li>● Safety/Energy Improvements</li> <li>● Housing Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>● Public Safety Services/Improvements</li> </ul>	<ul style="list-style-type: none"> <li>● Homeless Shelters/Services</li> <li>● Emergency Assistance</li> </ul>	<ul style="list-style-type: none"> <li>● Job Creation/Retention</li> </ul>
<b>Lowest Priorities</b>	<ul style="list-style-type: none"> <li>● Rental Assistance</li> </ul>	<ul style="list-style-type: none"> <li>● Financial Education</li> </ul>	<ul style="list-style-type: none"> <li>● HIV/AIDS Services</li> </ul>	<ul style="list-style-type: none"> <li>● Commercial/Industrial Rehabilitation</li> </ul>



## A Sample of Responses from the Community Needs Survey:



“I feel as though I have been a victim of housing discrimination on the basis of my familial status but I did not report this because I don’t have enough time to find other housing.”

“The City needs improved public transportation, locally within the Falls Church "node" that connects to nearby areas such as Tyson’s Corner, Ballston, and Seven Corners.”

“We need improved access to translators and more English as a Second Language (ESL) classes.”

## How are we doing?

Of the respondents who had indicated that they had taken advantage of the programs or services that Housing and Human Services offers, 73 percent said they had a “good” or “excellent” experience. 30% of respondents rated HHS service as “excellent”.

## COMMUNITY FORUMS



In addition to conducting a community needs survey, HHS held two community forums where citizens were able to share specific needs with members of the Housing staff. The results of the forum were as follows:

### Highest Needs Identified:

- |  |  |
|--|--|
|  Affordable Housing for Seniors and Disabled    |  Affordable Child Care/Pre-School             |
|  Workforce Housing                              |  Exercise Classes (Pool and In-Door Aerobics) |
|  Increased Transportation Assistance            |  Computer Training for Low-Income Residents   |
|  Economic Development/New Businesses            |  ESL Classes                                  |
|  Public Swimming Pool                           |  Job Training/Job Search Services             |
|  Affordable Housing for Lower Income Households |  |

### Comments from the Community Forums:

“It is very hard to age in place in the City of Falls Church. Once many senior citizens retire, they are forced to move because it becomes too expensive to live here.”

“Many families of one particular race/income live in one specific apartment complex in the City of Falls Church.”

“Even the most affordable housing is still not affordable.”

“There is very little housing for moderate-income individuals.”

“There needs to be a swimming pool at George Mason High School for the community to enjoy.”

“During the winter, it is too cold to go for walks, which makes it hard to exercise.”

“I would like to have a job, but I do not have the resources to find one.”



Housing and Human Services Division photo



# Consolidated Plan FY 2011-2015

## Homeownership Opportunities

### Down Payment/Closing Cost Assistance

The City of Falls Church offers low and moderate income households the opportunity to purchase a home by providing assistance with a deferred second mortgage to help meet the gap between the purchase price and the loan. The maximum amount for a second mortgage is \$20,000. The program is available only to first-time homebuyers who are purchasing a home in the City of Falls Church and households must have a combined income that is between 50% and 80% of the AMI [See Appendix C]. In FY 2007-2008 the City received \$1,000,000 in **Home Stride** funds from the Virginia Housing Development Authority (VHDA), available to first-time homebuyers to use as down payment assistance. This program provided down payment assistance (in the form of a second mortgage) of up to \$25,000 to eligible applicants.










### Sponsoring Partnerships and Revitalizing Communities (SPARC) Low-Interest Mortgage Program

Since 2006, the City has received \$6,000,000 in regular SPARC funds and \$2,500,000 in Flex (adjustable) SPARC. Households that are purchasing a home in the City of Falls Church are able to receive a mortgage interest rate that is one-half percent or one percent below VHDA First Time Homebuyer (FTHB) Rates. Applicants must have a combined household annual income that falls between 30% and 60% of the AMI [See Appendix C].

### Affordable Dwelling Unit (ADU) Program

The City operates an Affordable Dwelling Unit (ADU) Program where for-sale and rental units are offered to income-eligible applicants. Applicants are chosen to participate in the program via a lottery process when a unit becomes available.

#### Characteristics of ADU Homeownership Program:

-  26 owner ADUs in 6 properties in the City of Falls Church
  - ▶ 6 three bedroom units
  - ▶ 13 two bedroom units
  - ▶ 7 one bedroom units
-  At time of purchase, all owners were between 50% and 80% of AMI [See Appendix C]
-  Race/Ethnicity of ADU owners:
  - ▶ 14 White/Non-Hispanic households
  - ▶ 4 White/Hispanic households
  - ▶ 2 Black/Non-Hispanic households
  - ▶ 1 Black/Hispanic households
  - ▶ 5 Asian households
-  Sale prices range from \$116,000 to \$206,000
-  ADU Homeownership Association or condo fees range from \$300.00 to \$425.00 a month.
-  1 property has a 30 year covenant, 1 property has a 20 year covenant and 4 properties have 15 year covenants. Covenants have now been standardized at a rolling 15 years.\*
-  14 Residents utilized a SPARC Low-Interest Mortgage
-  8 residents utilized a HOME STRIDE first time homebuyer loan
-  6 residents utilized the City of Falls Church Down Payment/Closing Cost Assistance









Whittier Park Townhome

\* The covenant requires the unit to remain affordable for a period of time and cannot be resold at market rate

## Rental Opportunities

### Characteristics of ADU Rental Program:

-  15 rental ADUs in one property in the City of Falls Church
  - ▶ 8 two bedroom units
  - ▶ 7 one bedroom units
-  All renters have an annual income that is between 50% and 80% of AMI [See Appendix C]
-  Race/Ethnicity of ADU renters:
  - ▶ 8 White/Non-Hispanic households
  - ▶ 3 White/Hispanic households
  - ▶ 2 Black/Non-Hispanic households
  - ▶ 2 Asian households
-  Rental prices range from \$1,039.50 to \$1262.25
-  Monthly fees for a rental ADU includes \$50 for the first vehicle and \$75 for each additional vehicle
-  The Pearson Square rental ADUs have 20 year covenants\*
 

\* The covenant requires the unit to remain affordable for a period of time and cannot be resold at market rate







Pearson Square Apartments

### Tenant Based Rental Assistance (TBRA)

The TBRA program is a short-term (up to 18 months) tenant based rental assistance program utilizing federal HOME funds. TBRA beneficiaries pay 30% of their adjusted monthly income toward rent and the balance of the rent is paid by the TBRA subsidy. The tenant must be a U.S. citizen, have a gross annual income that does not exceed 60% of the AMI [See Appendix C] and the household's liquid assets may not exceed \$30,000. All participants are counseled on long-term financial stability.

### Characteristics of TBRA Participants:

-  On average, 8 participants per year
-  Race/Ethnicity of TBRA participants since 1998:
  - ▶ 63.8% White/Non-Hispanic
  - ▶ 10.5% Black/Non-Hispanic
  - ▶ 10.5% Asian/Non-Hispanic
  - ▶ 7.6% White/Hispanic
  - ▶ 1.9% American Indian
  - ▶ 5.7% Other/Non-Hispanic
-  26.4% of participants have been senior citizens
-  13.2% of participants have been considered disabled
-  4.7% of participants have been disabled senior citizens
-  73.6% of the heads of household have been female



Broad Falls Apartments



# Consolidated Plan FY 2011-2015

## Other Affordable Rental Units

There are two affordable rental properties that provide lower rents to moderate and low-income households. The Fields of Falls Church is a 96-unit complex that utilizes Low-Income Housing Tax Credits for low-income households. A Low Income Housing Tax Credit is a deduction-equivalent credit that offsets up to \$25,000 of income, available to owners of residential, low-income (renters with up to 50% of AMI [See Appendix C]) rental property. Virginia Village is comprised of two quad-plex apartment buildings and is operated by the Falls Church Housing Corporation. Rents for these affordable complexes are as follows:

Number of Bedrooms	The Fields		Virginia Village	
	Price	Number of Units	Price	Number of Units
1 Bedroom	\$950	28	\$702	8
2 Bedroom Jr.	\$1,015	14	N/A	N/A
2 Bedroom Sr.	\$1,130	47	N/A	N/A
3 Bedroom	\$1,345	7	N/A	N/A

Source: City of Falls Church, Housing and Human Services Division Annual Rental Survey, 2009

## Assisted Living Facility

There is one affordable assisted-living facility that is specifically designed for elderly and/or disabled persons. The agreement between Sunrise Assisted Living Facility and the City of Falls Church states that 10% of the beds be reserved for low-income individuals and 20% for moderate-income individuals.

## Teacher Workforce Units

There are nine teacher workforce units (TWUs), which are affordable rental units, at the Read Building. Priority is given to residents who are employed by Falls Church City Public Schools and each tenant must meet the eligibility requirements. TWU rental unit prices range from \$875 per month for 1 bedroom junior units to \$1,000 per month for 1 bedroom regular units.



The Read Building





# Consolidated Plan FY 2011-2015

## Housing Actions, Policies, and Accomplishments

### Housing Initiatives and Programs

<b>1997</b>	 Completed negotiations for 4 Affordable Dwelling Unit owner town homes at Falls Park  Completed negotiations for 6 Affordable Dwelling Unit owner town homes at Whittier Park
<b>2000</b>	 Adopted an Affordable Housing Policy  Created the Affordable Housing Fund where developers may opt to contribute money in lieu of including affordable units in new housing developments
<b>2001</b>	 Completed negotiations for 4 Affordable Dwelling Unit owner condos at The Broadway
<b>2003</b>	 Completed negotiations for 4 Affordable Dwelling Unit owner condos at The Byron
<b>2004</b>	 Adopted an Affordable Housing Ordinance  Completed negotiations for 8 Affordable Dwelling Unit owner condos at The Spectrum
<b>2005</b>	 Developed a Housing Needs Report that was presented to Falls Church City Council  Created Homeownership Affordable Dwelling Unit (ADU) policy
<b>2006</b>	 Assisted in the implementation of 9 rental Teacher Workforce Units at The Read Building
<b>2007</b>	 Independent consultant, Jones Lang LaSalle, completed a City of Falls Church Affordable Housing Study  Created the Affordable Dwelling Unit Rental Program  Completed negotiations for 15 Affordable Dwelling Unit rental apartments at Pearson Square that were originally filed as ADU condos  Completed negotiations for 7 Affordable Dwelling Unit rental apartments at new development, Northgate/Hekemian  Updated Homeownership ADU policy
<b>2008</b>	 Virginia Legislature adopted a City of Falls Church Charter Change that allows the City to provide incentives for affordable housing development  Began providing credit counseling and foreclosure prevention services



# Consolidated Plan FY 2011-2015

## Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding and Accomplishments FY 2006-2009

FY 2006 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$41,115.00 HOME \$11,916.97 CDBG \$40,420.00 Local Match Funds	18 households 37 persons	Citywide
Housing Rehabilitation: Falls Church Housing Corp.	\$18,837.49	8 households	204 Gibson St. 300 S. Maple
CDBG Program Administration	\$7,964.65 CDBG \$10,200.00 CDBG to Arlington County	Not Applicable	Not applicable
Services for Special Populations: Therapeutic Recreation	\$481.25 CDBG	11 persons	Falls Church Community Ctr.
Falls Church Winter Shelter	\$10,000.00 CDBG	65 persons	217 Gordon Road
Even Start Family Literacy Program	\$8,000.00 CDBG	9 households 35 persons	105 N. Virginia Ave.
Housing Law Program	\$3,000.00 CDBG	9 households 9 persons	6066 Leesburg Pike (Fairfax County)
First Time Homebuyer Program	\$40,000.00 CDBG	5 households received down payment & closing cost assistance	Citywide
City Hall Rehabilitation: Accessible Ramp renovation to meet with Americans with Disabilities Act standards	\$13,726.96 CDBG	50% completed	300 Park Avenue
Transitional Housing For Women	\$27,500 CDBG	7 persons	209 E. Broad St.
Small Business Assistance	\$23,600 CDBG	- 27 persons received technical assistance - 19 businesses received technical assistance - 14 businesses created	Citywide

FY 2007 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$ 51,486 HOME \$ 12,362 CDBG \$40,476 Local Match Funds	20 households 38 persons	Citywide
First Time Homebuyer Program	\$43,332 CDBG	6 households	Citywide
CDBG Program Administration	\$8,447 CDBG \$8,560 CDBG to Arlington County	Not Applicable	Not applicable
Transitional Housing For Women	\$17,005 CDBG	6 persons	209 E. Broad St.
Falls Church Winter Shelter	\$6,184 CDBG	66 persons	217 Gordon Road
Even Start Family Literacy Program	\$2,500 CDBG	9 households	105 N. Virginia Ave.
Housing Law Program	\$1,717 CDBG	4 persons	6066 Leesburg Pike (Fairfax County)
Homeownership Counseling/Classes	\$11,457 CDBG	26 persons	Community Center, Falls Church City
Volunteer Home Repair	\$4,000 CDBG	2 households	2 City Residents
City Hall Rehabilitation: Accessible Ramp renovation to meet Americans with Disabilities Act standards- carry over from FY06	\$11,273 CDBG	Completed	300 Park Avenue



# Consolidated Plan FY 2011-2015

FY 2008 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$51,741 HOME \$5,000 CDBG \$34,830 Local Match Funds	18 households	Citywide
First Time Homebuyer Program	\$86,585 CDBG	5 households	Citywide
CDBG Program Administration	\$ 8,521 CDBG \$ 8,521 CDBG to Arlington County	Not Applicable	Not applicable
Transitional Housing For Women	\$3,600 CDBG	6 persons	209 E. Broad St.
Falls Church Winter Shelter	\$3,600 CDBG	43 persons	217 Gordon Road
Even Start Family Literacy Program	\$2,000 CDBG	8 households	105 N. Virginia Ave.
Housing Law Program	\$1,177 CDBG	5 persons	6066 Leesburg Pike (Fairfax County)
Homeownership Counseling/Classes	\$2,332 CDBG	7 persons	Winter Rec. Room City of Falls Church
Volunteer Home Repair	\$4,000 CDBG	2 households	2 City Residents
Emergency Assistance, Falls Church Community Services Council	\$749 CDBG	3 households	300 Park Avenue

FY 2009 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$46,447 HOME \$5,000 CDBG \$40,210 Local Match Funds	13 households	Citywide
First Time Homebuyer Program	\$40,060 CDBG	2 households	Citywide
CDBG Program Administration	\$8,200 CDBG \$8,200 CDBG to Arlington	Not Applicable	Not Applicable
Transitional Housing for Homeless Families	\$11,895 HOME	9 households	Citywide
Mt. Daniel Family Literacy Program	\$2,000 CDBG	6 households	105 N. Virginia Ave.
Arlington Home Ownership Made Easier (AHOME)	\$1,899.50 CDBG	2 households	Community Center City Hall and Winter Hill
Volunteer Home Repair (RPJ Housing)	\$4,000 CDBG	2 households	2 City Residents
Emergency Assistance, Falls Church Community Service Council (FCSC)	\$2,000 CDBG	9 households	Citywide

## Summary of 2009 Community Services Fund (CSF) Program Funding and Accomplishments FY 2006-2009

FY 2006 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Easter Seals Child Development Center	\$7,000.00	17 households	111 N. Cherry Street
Falls Church Community Services Council	\$2,100.00	286 households	Citywide
Friends of the Falls Church Shelter	\$10,000.00	65 households	207 N. Gordon Road
Women's Center	N/A	N/A	N/A -- Program Terminated
Homestretch	\$18,000.00	6 households	Citywide
CADRE	\$3,000.00	2650 households	7124 Leesburg Pike
Legal Services	\$10,920.00	33 households	6066 Leesburg Pike
Offender Aid & Restoration (OAR)	\$15,000.00	175 households	1400 N. Uhle Street, Arlington
Metropolitan Washington Ear	\$600.00	4 households	Citywide



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FY 2007 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
ARC of Northern Virginia (ARC)	\$3,000.00	11 households	100 N. Washington Street
Boy Scouts of America	N/A	25 households	Citywide
CADRE	\$2,193.35	2493 households	7124 Leesburg Pike
Easter Seals Child Development Ctr. (CDC)	\$3,000.00	25 households	111 N. Cherry Street
Falls Church Community Services Council (FCCSC)	\$5,187.16	189 households	Citywide
Friends of Falls Church Emergency Shelter	\$12,000.00	49 households	207 N. Gordon Road
Health Systems Agency of Northern Virginia (HSANV)	\$1,600.00	40 households	Citywide

FY 2007 Program Name/Organization (continued)	Funding Expended	Number of Beneficiaries	Activity Location
Homestretch	\$15,000.00	10 households	Citywide
HOPE of Northern Virginia (HOPE)	\$900.00	2 households	610 Park Avenue
Ives House (Falls Church Housing Corp.)	\$3,000.00	11 households	330 B South Virginia Avenue
Legal Services of Northern Virginia (LSNV)	\$7,800.00	27 households	6066 Leesburg Pike
Metropolitan Washington EAR	\$600.00	7 households	Citywide
Offender Aid and Restoration (OAR)	\$12,000.00	52 households	1400 N. Uhle Street, Arlington
Recording Services (RSVI)	\$1,600.00	N/A	Citywide

FY 2008 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Commonwealth Alliance for Drug Rehabilitation and Education (CADRE)	\$2,308.79	N/A	7124 Leesburg Pike
Child Development Ctr. - Easter Seals (CDC)	\$4,800.00	17 households	111 N. Cherry Street
Metropolitan Washington EAR (EAR)	\$660.00	33 households	Citywide
Falls Church Community Services Council (FCCSC)	\$9,346.16	634 households	Citywide
Homestretch	\$17,400.00	32 households	Citywide
HOPE of Northern Virginia (HOPE)	\$824.00	10 households	610 Park Avenue
Health Systems Agency of Northern Virginia (HSANV)	\$1,600.00	5 households	Citywide
Legal Services of Northern Virginia (LSNV)	\$6,367.50	23 households	6066 Leesburg Pike
Offender Aid and Restoration (OAR)	\$17,250.00	9 households	1400 N. Uhle Street, Arlington
Friends of Falls Church Emergency Shelter	\$16,000.00	244 households	207 N. Gordon Road

FY 2009 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Easter Seals Child Development Ctr. (CDC)	\$8000	17 households	111 N. Cherry St.
Falls Church Community Services Council (FCCSC)	\$11,000	44 households	Citywide
Friends of Falls Church Emergency Shelter	\$18,000	41 households	217 Gordon Rd.
Health Systems Agency of Northern Virginia	\$1,600	N/A	Citywide
Homestretch	\$20,381	8 households	Citywide
Legal Services of Northern Virginia (LSNV)	\$8,047.50	40 households	Citywide
Metropolitan Washington Ear (EAR)	\$980	8 households	Citywide





## Analysis of Fair Housing Impediments

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The City of Falls Church, Virginia is a vibrant community situated in Northern Virginia just outside of Washington, DC. It is a relatively small jurisdiction with an estimated population of nearly 11,170 people in 2008 and only covering 2.2 square miles. There was a 7.6% increase in the population from 2000 to 2008. This leaves the City with 5,077 people per square mile and makes Falls Church the 4<sup>th</sup> densest jurisdiction in Northern Virginia. In the past five years the City has approved development of mixed use (residential/commercial) properties, including condominiums, which has impacted how the City approaches Fair Housing testing.

### **Federal, State and City Fair Housing Laws**

The Federal Fair Housing Act outlaws discrimination in renting or purchasing a home or financing a home mortgage based on race, color, religion, national origin and sex (gender). The federal law was amended in 1988 to include familial status and handicap as protected classes. The Virginia Fair Housing Law mirrors the federal law and contains the additional protected class of elderliness. The City of Falls Church has a Fair Housing Ordinance that mirrors the federal Fair Housing Act by including housing transactions and services on the same basis and the same protected classes covered by federal law.

### **THE FAIR HOUSING ANALYSIS OF IMPEDIMENTS (AI) – Definition**

The AI is a comprehensive review of a state or an entitlement community's laws, regulations, administrative policies, procedures and practices. It requires an analysis of how these laws affect the location, availability and accessibility of housing and an assessment of private and public conditions affecting fair housing choice. "Impediments" are defined as: *any actions, omission, or decisions taken because of race, color, religion, sex (gender), disability, familial status or national origin that restrict housing choices or the availability of housing choice, or any action, omission or decision that have the effect of restricting housing choice or the availability of housing choices based on race, color, religion, sex (gender), disability, familial status or national origin.*

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### **Historical Analyses**

In the past, the City of Falls Church has participated in a *Regional Analysis of Impediments* that began in 1997 and was produced by the Metropolitan Washington Council of Governments (MWCOCG). Impediments found in this original report included:

*"concentrations of subsidized and affordable housing in specific geographic areas; lack of rental housing for large families; lack of accessible housing; lack of solid testing programs to identify rental, mortgage and insurance discrimination based on a variety of factors; lack of legal protections for source of income and disability discrimination; lack of local fair housing laws that are substantially equivalent to federal laws; restrictive zoning regulations; and ineffective local human rights laws".*










# Consolidated Plan FY 2011-2015

## **An update to this report in 2002 found that the Region continues to be committed to fair housing. The report states specifically:**

*“The City of Falls Church has participated in fair housing testing through a regional contract negotiated by the Northern Virginia Regional Commission for three of the past five years. Fair Housing Testing for disability and national origin was completed in August 2001. Source of income, though not a protected class, was included as a subcomponent of national origin. One fair housing violation, involving the disabled tester, was identified and follow-up meetings were held with the manager and representatives of the apartment complex cited. Previous testing for race, national origin, familial status and disability showed no violations. At that time only two fair housing violations had been filed with the City since 1997. The first complaint was mediated by City staff and reconciliation reached. No fair housing violations were found with the second complaint. This is a significant increase in the number of complaints filed from the previous five-year period – a total of 10 complaints. The single largest impediment to fair housing choice in the City was the lack of affordable housing. The City historically had the highest median contract rents in the nation. While the rent increases had flattened somewhat, housing ownership costs had increased significantly due to assessment and tax rate increases. With few exceptions, the required income for both rental and ownership exceeded low-income levels”.*

## **City of Falls Church Fair Housing Efforts - Current**

-  Conducts annual fair housing testing with the cooperation of the Northern Virginia Regional Commission through the contracting of Fair Housing Management Consultants (FHMC).
-  Sponsored two bi-annual training sessions on fair housing law and ADA requirements for all city property owners and managers, real estate agents, housing commissioners, staff and residents.
-  Adopts a Fair Housing proclamation annually.
-  Participates in the annual Fairfax County Fair Housing Month seminars.
-  Housing Staff are certified through the Virginia Fair Housing Office and Virginia Fair Housing Board.
-  Participation in fair housing training sponsored by HUD and the Fairfax Commission on Human Rights.
-  Distribute fair housing educational materials to property owners and management personnel.

## **Policy Summary**

The City took several steps to address lack of housing affordability as an impediment to housing choice. In June 2000, the City Council adopted an Affordable Housing Policy and an Affordable Housing Fund was also established. An Affordable Dwelling Unit (ADU) Ordinance was also adopted in October 2001. The ADU Ordinance is voluntary and is tied to density bonuses but does have provisions for affordable units in new development and/or contributions to the Affordable Housing Fund. The Division of Housing and Human Services staff also participated in various fair housing training sessions and public outreach activities. The City is a member of the Northern Virginia Regional Commission’s Fair Housing Work Group. The City Council has adopted a Fair Housing Proclamation annually since 1991.



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## Voluntary Relocation Guidelines

The City's Voluntary Relocation guidelines were updated in 2004 and include provisions for: tenant notification, a tenant survey, a tenant retention plan, relocation payments and services, return of security deposits and reporting. These guidelines apply to properties with residential rental agreements covered by the Virginia Residential Landlord Tenant Act (VRLTA): properties requiring site plan or using city funds: projects requiring demolition, substantial rehabilitation, conversion, termination of subsidy or set-asides and an empty building. In 2008 these guidelines were applied as part of the approval of the proposed City Center South project. The project developer provided \$55,000 to assist eligible tenant households that lived at 202, 206, and 208 Gibson Street. These tenants were expected to be displaced when the project began because these buildings were to be torn down. The City of Falls Church Housing & Human Services Division was responsible for administering the relocation payment and providing housing counseling to eligible tenant households. The purpose of the payment is to compensate for the cost of moving to a new apartment. The housing search assistance is to help locate a new apartment by providing weekly vacancy lists and counseling.

## Fair Housing and Landlord Tenant Complaints and Inquiries

If a resident feels that they are a victim of housing discrimination they have the option of filing a fair housing complaint through the U.S. Department of Housing and Urban Development (HUD)'s Fair Housing and Equal Opportunity office, the Virginia Fair Housing Office or the City's Housing Commission. Often a person making the allegation may be unsure what qualifies as discrimination and what the fair housing laws are in their jurisdiction. City Housing staff along with other housing officials are able to provide clarity on these inquiries. The majority of these inquiries turn out to be Tenant/Landlord complaints and not fair housing complaints. The inquiries are tracked in the Housing and Human Services Client Database. Since 2001 there have been 328 Landlord/Tenant calls from citizens. The chart on the right shows the number of tenant inquiries HHS has received since 2001. Some of these calls include tenants who require clarification on what the protected classes are in the City and State. In 2006 there were also eight Fair Housing calls related to the HUD lawsuit initiated by the Equal Rights Center (see page 24). City staff conducted outreach to housing professionals that may have sought guidance with Fair Housing issues. These professionals were invited to attend the City's Fair Housing Workshop. In 2008 and 2009 the City received the lowest number of inquiries since 2001. The City views this as a possible validation that Fair Housing outreach and education efforts may be making an impact.

Year	Number of Tenant Inquiries
2001	45
2002	52
2003	49
2004	41
2005	24
2006	39
2007	32
2008	23
2009	23

Source: City of Falls Church historical IRIS data



# Consolidated Plan FY 2011-2015

## **FY 2011-2015 ANALYSIS**

### **Impediments to Housing Choice**

For the FY 2011-2015 Consolidated Plan, the City has conducted its own analysis which examines barriers to fair housing choice in the City. The City of Falls Church continues to address housing affordability which is still the largest barrier for housing choice for City residents. In 2006 the City hired an independent consultant to complete a City of Falls Church affordable housing study. This report identified four affordable rental properties in danger of being redeveloped. This would greatly impact the ability of renters to find properties that are not just affordable but that would accept subsidies such as the Housing Choice Voucher and the City's Tenant Based Rental Assistance (TBRA) program. City residents receive Housing Choice Vouchers through Fairfax County which maintains a waiting list which is currently full. TBRA averages about eight participants a year. Rents in the City continue to increase on a yearly basis.

In addition, there is a lack of larger size units that would accommodate families in the City. Currently there are only 82 three bedroom units located at five properties throughout the City. There is also only one apartment complex in the City that has a 4-bedroom unit. According to the 2000 Census there were 545 small renter households (2 to 4 members) and 85 large family (5 + members) renters in the City. All of these larger size households are competing for a small number of units. City staff also receives many inquiries as to the availability of larger units and there are rarely any vacancies. Another option, available to large size households, is to rent bedrooms in a single family home. In 2009 there were 13 units of this type listed on the MRIS database. Available units included: four 1-bedroom apartments ranging from \$1,099 to \$1,400, six 2-bedroom apartments ranging from \$1,420 to \$2,400, one 3-bedroom apartment at \$1,949 and two 4-bedroom apartments ranging from \$2,690 to \$3,900.

There is also a concentration of households that receives subsidies in certain apartment communities. There are two affordable rental properties that provide lower rents to moderate and low-income households. The Fields of Falls Church is a 96-unit complex that utilizes Low-Income Housing Tax Credits for low-income households. A Low Income Housing Tax Credit is a deduction-equivalent credit that offsets up to \$25,000 of income, available to owners of residential, low-income (renters with up to 50% of AMI [See Appendix C]) rental property. The other building community is Virginia Village which is comprised of two quad-plex apartment buildings and is operated by the Falls Church Housing Corporation. The Winter Hill apartments also accept Section 8 vouchers. Seniors and persons with disabilities are a preference when renting.

With regards to homeownership, there were 21 homes sold in 2008 to moderate income households (between 50% and 80% AMI) in the City. The price of an affordable home is still largely out of reach for those residents below 100% of median income (102,700 for a family of four). There are affordable housing programs in the City such as the aforementioned ADU Program, however the most affordable options in the City continue to be older condominiums. As a result of the building down turn there are no new condominiums scheduled to be built in the near future. Housing prices have not substantially decreased as with some other jurisdictions including Prince William County.

The City also has very few foreclosures. As of September 2009, there were nine foreclosures in the City including six single family homes and three condominiums properties. In many localities, the stock of foreclosed homes or short sales have added affordable housing options for residents. This is not the case in the City of Falls Church.

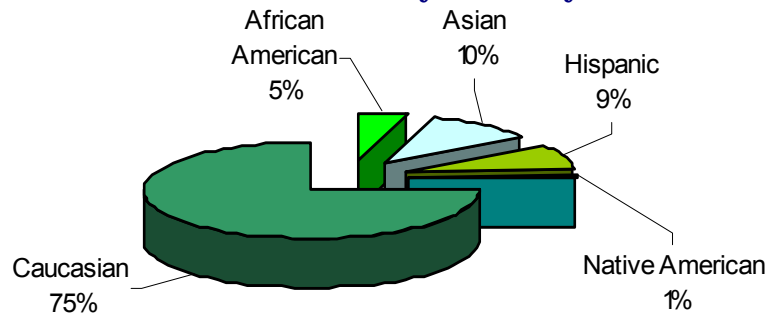


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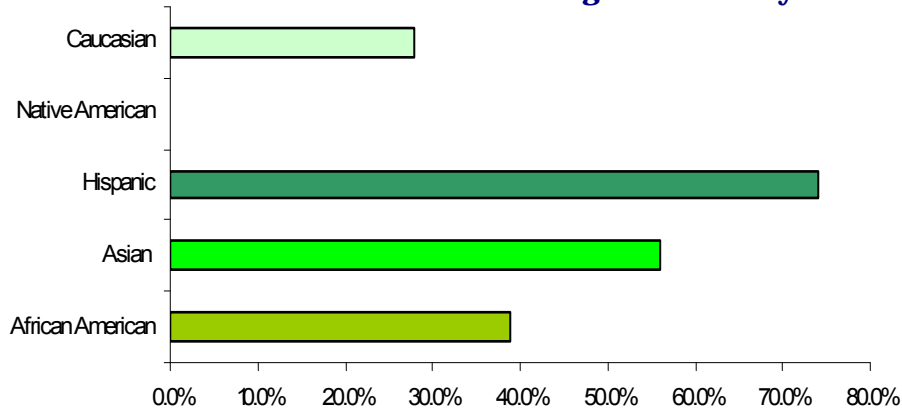
## RACE

According to the 2000 Comprehensive Housing Affordability Study (CHAS) there were 1,730 renter households that were identified by racial composition in the City of Falls Church. Within this renters group, 24% of these households were minority renters. Further the largest population of minority renters was Asian Households (10.3%) followed by Hispanic (8.6%) and Black (4.6%) households. When compared with all renter households, minority households were more likely to have housing Problems (cost burden, overcrowding, or lack kitchen or plumbing facilities). Out of all the renters Hispanic renters have the highest percentage of (74%) of housing problems. Within the City, the Winter Hill apartments have a large concentration of Asian renters (72% of total units) and the Fields has a large population of Hispanic (48% of total units).

**Renter Household by Ethnicity/Race**



**Renter Households w/ Housing Problems by Ethnicity**










Source: U.S. Department of Housing & Urban Development State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

## Fair Housing Testing

The City began Fair Housing Testing in 2001. Since that time there have been no violations. The chart below shows the record of testing and recommendations made. In 2004 there was a complaint made by the Equal Rights Center alleging that a development in partnership with the City violated section 804(a-d) of the Fair Housing Act on the basis of familial status through the development, marketing and sale of housing units. The respondents, which include the City and the developer, maintained that there were no violations of the Fair Housing Act. All of the parties agreed to enter into a conciliation agreement in order to resolve the matter. The conciliation agreement lasted for two year period. The Agreement includes but was not limited to:



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-  The City agreeing not to assess school impact contributions for any overall future residential or mixed use development in the manner specified in the term sheet granting specific provisions of special exceptions.
-  The City of Falls Church agreed to continue to assess school impact contributions on a non-discriminatory per unit basis.
-  The City and the Equal Rights Center agreed to enter into a partnership to further fair housing in the City.
-  The City agreed to continue to provide and promote housing for families with children in all residential and mixed use projects.
-  A monetary contribution was made to the Equal Rights Center.
-  The Equal Rights Center and the City agree to coordinate and conduct a free Fair Housing conference.
-  The Equal Rights Center agreed to provide annual Fair Housing Training for the development and City staff.

As a result of this agreement, in 2006 the City added familial status to the testing conducted that year. This was included to determine how families with children were treated at newly constructed condominiums located in the City. During this time there was only one condominium actively selling units. This also marked the first time that the City had conducted testing on non-rental units. There were no findings. The testing was also closely monitored by the Equal Rights Center.

## City of Falls Church Historical Fair Housing Testing Data

Year	Protected Class Tested	Violation Found?	Recommendations
2003	National Origin	No	Contact agent of property to discuss results
	Familial Status	No	None
2004-2005	Familial Status	No	None
2006	Familial Status	No	None
	National Origin	No	None
	Disability	No	None
2007	National Origin	No	None
	Disability	No	Contact agent of property to discuss results and recommend policy changes
2008	National Origin	No	None
	Familial Status	No	None
	Disability	No	None





# Consolidated Plan FY 2011-2015

## Removing Impediments

The analysis conducted identified three areas for impediment removal. These areas include:

### **Create Affordable Housing Opportunities throughout the City**

The goal is to provide housing choices *throughout* the City to avoid the concentrations of low-income persons. Although the City operates or funds programs such as TBRA, Transitional Housing and Section 8 (although the waiting list is closed) there are few apartments in the City available that will actually accept this assistance. Therefore the City's plan is to be proactive and work with developers to assist in the creation of Affordable Dwelling Units. The City also works with developers to operate an Affordable Housing Fund that is a revolving fund created in 2000 to provide loans or predevelopment grants to develop and maintain affordable housing for households with gross income less than 80% of the median income. It is funded through contributions from developers seeking special exceptions or rezoning in lieu of or in addition to providing affordable housing in residential or residential/mixed use projects. In 2006 the City created a homeownership ADU policy for the City's Homeownership units. The City also assisted in the implementation of nine rental teacher workforce units at the Read building. The City also created an ADU rental program which included 15 units originally scheduled to be condominiums. This development, Pearson Square, adds to the City's inventory of larger size units with three new 3 bedroom units. The City is currently actively working for a proposed development (Northgate) that would include an additional 8 rental units to our housing stock. This development is located in the northeast corridor of the City, which currently only has one affordable rental option. A Charter Change was also completed in 2008 through the Virginia Legislature which allows the City to provide incentives for affordable housing development.

### **Historic Limited Purchase Opportunities for families with Children**

As indicated with historical data from 2004, the City received a complaint that was based on familial status. Although a conciliation agreement was reached, the City has worked to make sure that the four newest developments (The Byron, the Read Building, Pearson Square and Spectrum) do not violate the Fair Housing Act. After reviewing the City newspapers, blogs and city meeting minutes, there appears to be a concern of many City residents that new residents, particularly in apartment/condo buildings with high density, will burden the City's school resources. So far this has not proven to be true. Still this misinformation continues to be prevalent. All four of these dwellings have units that would accommodate families. Regular fair housing testing also verifies whether landlords discriminate against potential renters based on family size.

### **Tenant Education**

The data from the Housing and Community Service client intake data base (Iris) shows that tenants call with inquiries regarding clarification on their rights. The City makes sure that tenants receive the education that they need to determine this. Every year articles are put in City newspapers, during Fair Housing Month, that educate the public about fair housing rights. These include information on identifying the protected classes. In addition Fair Housing materials are posted at every apartment complex in the City and on the City's website.

The City of Falls Church will continue to work diligently to remove all current and future impediments.



## A Call to Action – The City’s Strategic Plan

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The City has developed a five year strategic plan for 2011-2015 to meet community needs. The Strategic Plan identifies what the City of Falls Church proposes to accomplish by 2015 to address its housing and community development needs. The development of the priority needs, goals, objectives and outcomes included input from the City of Falls Church Housing and Human Services Division (HHS), citizen meetings, interviews with service providers, and surveys of the citizens.

The plan focuses on goals with the intention to remove barriers including:

### **I) Create Affordable Housing Opportunities**

#### ***Barriers:***

In the City of Falls Church homeownership is out of grasp for 20% of the City’s residents. According to the Metropolitan Regional Information System (MRIS) data, the median sold home price in Nov 2009 was \$465,000 and purchasers with moderate incomes (80% of AMI) would only be able to purchase a home that cost between \$200,000 and \$300,000. Purchasers with low to very low incomes are completely priced out, as there has not been a home sold in Falls Church for \$200,000 or less since 2004. In 2000 the homeownership rate was nearly 61%, which means 39% of all households are renters. Average rents in the City range from \$1,463 per month for a 1-bedroom to \$1,954 per month for a 3-bedroom. A one-person household with a moderate income (\$57,520 a year) is not able to afford the lowest *average* rent in the City. Out of the 13 apartment complexes in the City, this same one-person household would be able to afford: a 3-bedroom apartment at one complex in the City, a 2-bedroom apartment at four complexes in the City, a 1-bedroom at 9 complexes in the City and an efficiency at one complex in the City. In addition, a household is considered housing burdened if they are paying more than 30% of their adjusted monthly income towards rent. A household is experiencing *severe* cost burden if its housing cost exceed 50% of its income. According to the 2000 HUD State of the Cities CHAS Data report, 84.3% of all extremely low-income renter households have a cost burden; 78.4% have severe cost burdens. The common housing problem among all renters in the City is the housing cost burden. In fact, one out of every ten renters in the City is paying more than 50% of their monthly income for housing expenses.

There is also a concentration of households that receive subsidies as mentioned in the Fair Housing Analysis. There are two affordable rental properties that have rents affordable to moderate and low-income households. It is the City’s goal to incorporate affordable housing (housing affordable to low, moderate and middle income households) throughout the City. The City’s rental programs are doing this by allowing participants to take their assistance to any approved dwelling in the City that will accept it. These participants are spread out at half of all of the apartment complexes in the City. The City is also working with a developer on an approved rental development that would provide eight rental ADUs in the Northeast corridor of the City, which currently only has one affordable rental property. This development is also in walking distance of metro. In the next five years the City also plans to work with condominium owners to help them fill longstanding vacant units. Once these buildings are more that 75% occupied/purchased, then the City will be able to increase homeownership by providing purchase assistance to income eligible buyers.





# Consolidated Plan FY 2011-2015

There is also a shortage of large size units for larger households as mentioned in the Fair Housing Analysis. The City's stock of rental housing with affordable rents is decreasing. The possible future rehabilitation of four affordable apartment complexes which would result in the potential loss of 754 multifamily housing units (Jones Lang LaSalle Report) would further decrease stock. The City also has an affordable Housing Fund that assists developers in the creation of affordable housing.

## ***Actions/Objectives to Remove Barriers:***

- 1) **Decrease housing cost burdens for low income households.**
- 2) **Increase homeownership and rental housing opportunities for low, moderate, and middle-income households.**
- 3) **Provide incentives for additional affordable housing development, acquisition, or rehabilitation.**
- 4) **Identify and eliminate barriers to housing choice.**

## **II) Prevent Homelessness and Provide Transitional Housing**

### ***Barriers:***

The City of Falls Church and Fairfax County are part of the same 10 Year Plan to End Homelessness. The 10-Year Plans goal is to meet the needs of the homeless population with permanent supportive housing, not emergency shelter. The 2008 Point in Time Survey that includes the City of Falls Church and Fairfax County had a total homeless population count of 1, 835. The Falls Church Winter Emergency Shelter, located in the City, is open from December 1<sup>st</sup> to March 31<sup>st</sup>, has 12 beds and is only open to adults. During the winter of 2007-2008, there were 41 shelter residents, 37 of those clients were male and 7 female. On average, clients stayed about 25 days, and a majority of the homeless individuals leave for unknown destinations at the time of departure. As demonstrated previously, the City is focusing its assistance efforts by additional outreach to homeless individuals or families. In the past five years several homeless residents have applied for the City's HOME funded Tenant Based Rental Assistance Program. They have also participated in the Transitional Housing Program which receives City HOME funds. The City's Emergency Shelter is routinely full, with the 2007-2008 housing 41 shelter residents. In addition there are two Human Service Specialists to provide intake and assistance to clients. This intake includes determining what type and level of service and referral homeless clients require. The City will also continue to provide assistance to non-profits in the City who provide services to those that are homeless or at risk of becoming homeless.

### ***Actions/Objectives to Remove Barriers:***

- 1) **Participating in the Fairfax-Falls Church 10-Year Plan to End Homelessness.**
- 2) **Providing outreach services and resources to homeless individuals in the City.**

## **III) Provide Services to Special Needs Populations**

### ***Barriers:***

According to the 2000 census, there were 1,262 elderly persons age 64 or older living in the City of Falls Church. The majority of all elderly homeowners were in the middle and upper income bracket. The Winter Hill apartments, owned by the Falls Church Housing Corporation, have 80 units targeted to the elderly and disabled households (that have Section 8 vouchers). Ninety-five percent of these units are currently housing seniors while the remaining 5% houses persons with disabilities. The demand for these units is so high that they maintain a waiting list. There were also 978 city residents who received Social Security and/or supplemental social security benefits in 2000. In 2008 and 2009 there were 78 seniors and



# Consolidated Plan FY 2011-2015

disabled persons that requested tax relief and or rent relief from the City. In addition in 2008 and 2009 there were 138 participants in the Fare Wheels Transportation (provides taxi vouchers to eligible seniors or persons with disabilities) Program. There were also 690 participants in the City's senior center programs. These residents require and need services targeted to their needs. Services offered include CDBG funded home rehabilitation for eligible residents.

The City has also worked with residential developers to encourage them to include accessible units with all new construction. There have been handicapped accessible units included in each of the past four recent developments (the Byron, the Read Building, Pearson Square and the Spectrum). The City routinely assists developers in marketing and filling the accessible units. The City also has a contract with the Sunrise Assisted Living facility that provides residential housing for City residents no longer able to live independently. The City owned one group home for persons with developmental disabilities which is Pendleton House. This home was available to eligible City and Fairfax County residents and was operated by the Fairfax County Community Service Board (CSB). Pendleton House was officially vacated in 2009 as the CSB did not renew their lease with the City and chose a different site to house those residents. In 2008, the City made use of the Affordable Housing Fund to assist a non-profit developer with the cost of rehabilitating this different group home. It was completed in 2009 and is available for those same eligible City residents. The Falls Church Housing Corporation also used this fund for pre-development cost related to the approved Community Center South project (formerly located at Winter Hill). This fund will remain available to assist developers with pre-development and other costs.

## ***Actions/Objectives to Remove Barriers:***

- 1) **Increase housing opportunities and related services for seniors and persons with disabilities to enable them to live as independently as possible.**

## **IV) Increase Economic Opportunity**

### ***Barriers:***

The City currently has an unemployment rate of about of about 7.6%, which is low for the Commonwealth of Virginia, which has seen the highest level of unemployment this year. The City is working to provide resources to help unemployed residents upgrade their skills and in turn earn a higher wage. During the past two fiscal years 2008-2009, there were 14 participants in the English as a Second Language Program, 690 residents who received emergency services and eight former offenders who received aid. There were also 383 homeless residents who have received services. All of these groups have extremely low to moderate incomes, are underemployed and in need of additional skills. The City will now have the additional benefit of the Community Service Block Grant (CSBG) that will go towards employment training programs for adults and youth. The City will also continue to use CSBG funds to provide for Credit counseling available to these residents.

### ***Actions/Objectives to Remove Barriers:***

- 1) **Assist individuals with financial stability, job counseling, job training, credit counseling and literacy sufficiency.**
- 2) **Assist families and individuals moving from poverty or public assistance to stability or self-sufficiency**



# Consolidated Plan FY 2011-2015

## City of Falls Church Strategic Plan FY 2011-2015

### Goal I: Create Affordable Housing Opportunities

<i>City of Falls Church Objective</i>		<i>Projected Output</i>		
		<i>5-Year</i>	<i>Annual</i>	
<b>1) Decrease housing cost burdens for low income households.</b>				
<b>Activities</b>	1.1	Housing Choice Voucher Program	50 City of Falls Church households receiving HCV	10 annual
	1.2	Tenant Based Rental Assistance	50 households	10 annual
	1.3	Emergency Rent Relief	40 households	8 annual
	1.4	Energy Efficiency and Weatherization through home rehabilitation	25 households	5 annual
<b>2) Increase homeownership and rental housing opportunities for low, moderate and middle-income households.</b>				
<b>Activities</b>	2.1	Down Payment & Closing Cost Assistance	25 households	5 annual
	2.2	Homeownership Education for City residents	25 households	5 annual
	2.3	Sponsoring Partnerships and Revitalizing Communities Low-Interest Mortgages (SPARC)	25 households	5 annual
	2.4	Assist in creating new Affordable Dwelling Units	8 households	
	2.5	Housing Counseling	40 households provided housing counseling	8 annual
	2.6	Housing Search Assistance	1,875 households provided housing search assistance	375 annual
<b>3) Provide incentives for additional affordable housing development, acquisition, and rehabilitation.</b>				
<b>Activities</b>	3.1	Market, administer and maximize revenue for Affordable Housing Fund to foster affordable housing development	15 affordable units created	3 annual



# Consolidated Plan FY 2011-2015

## 4) Identify and eliminate barriers to housing choice.

<b>Activities</b>	4.1	Conduct Fair Housing testing of rental/sale units in City	5 rounds of testing	1 annual
	4.2	Continue annual Fair Housing Laws education campaign	5 campaigns	1 annual
	4.3	Reduce court-related landlord-tenant complaints over each year	Resolve 60 landlord tenant complaints before they go to Court	12 annual

## Goal II: Prevent Homelessness and Provide Transitional Housing

		<i>City of Falls Church Objective</i>	<i>Projected Output</i>	
			5-Year	Annual
<b>1) Participate in the Fairfax-Falls Church 10-Year Plan to End Homelessness.</b>				
<b>10-Year Plan Strategies</b>	1.1	Prevent Homelessness Due to Economic Crisis and/or Disability	45 homeless households receiving transitional housing	9 annual
	1.2	Preserve and Increase Affordable Housing	25 homeless households provided TBRA rental assistance	5 annual
	1.3	Deliver Services for Stable Housing	75 Placements provided to individuals for health services	15 annual
<b>2) Provide outreach services and answers to homeless individuals in the City.</b>				
<b>Activities</b>	2.1	Refer clients who request services	25 individuals referred	5 annual
	2.2	Partnering with Winter Emergency Shelter	205 individuals provided outreach and referral to Winter shelter	41 annual
	2.3	Convene Homeless Workgroup to provide comprehensive intake strategies	7 persons provided homeless coordination strategies	4 annual



# Consolidated Plan FY 2011-2015

## Goal III: Provide Services to Special Needs Populations

	<i>City of Falls Church Objective</i>	<i>Projected Output</i>	
		<i>5-Year</i>	<i>Annual</i>
<b>1)</b>	<b>Increase housing opportunities and related services for seniors and persons with disabilities to enable them to live as independently as possible.</b>		
<b>Activities</b>	1.1 Monitor City compliance with ADA and improve access to public facilities	25 individuals with improved access	5 annual
	1.2 Convene ADA Workgroup	15 workgroups convened	3 annual
	1.3 Provide direct marketing and presentations to inform of affordable housing opportunities within the City	50 individuals provided with outreach services	10 annual
	1.4 Provide Transportation assistance to the elderly (Farewheels)	365 individuals with improved transportation	73 annual
	1.5 Provide outreach services for seniors to obtain tax relief and or rent relief	390 individuals provided tax or rent relief	78 annual

## Goal IV: Increase Economic Opportunities

	<i>City of Falls Church Objective</i>	<i>Projected Output</i>	
		<i>5-Year</i>	<i>Annual</i>
<b>1)</b>	<b>Assist individuals with financial stability, job counseling, job training, credit counseling and literacy sufficiency.</b>		
<b>Activities</b>	1.1 Budget Planning	50 individuals	10 annual
	1.2 Credit Counseling	25 individuals will reduce debt	5 annual
	1.3 ESL Classes	55 individuals will improve English skills	11 annual
	1.4 Computer Training	35 individuals per year	7 annual

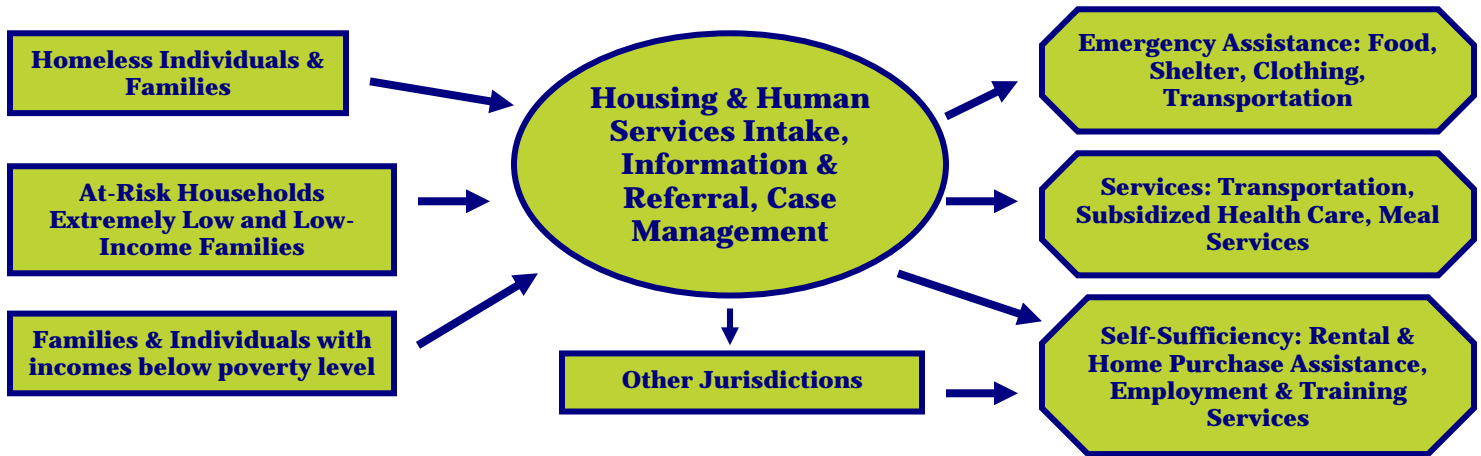


# Consolidated Plan FY 2011-2015

## 2) Assist families and individuals moving from poverty or public assistance to stability and self-sufficiency.

<b>Activities</b>	2.1 Encourage individual development accounts	5 individual checking or savings accounts opened	1 annual
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### The City of Falls Church Network of Services











Photos: Mt. Daniel ESL Training



# Consolidated Plan FY 2011-2015


## Institutional Relationships

ENTITY	DESCRIPTION OF SERVICES
<b>PUBLIC INSTITUTIONS</b>	
<b>Commonwealth of Virginia</b>	 Housing Assistance – Virginia Housing Development Authority (VHDA) <ul style="list-style-type: none"> <li>▶ The City may apply for housing funds to provide grants or loans to produce or rehabilitate affordable housing and special needs housing.</li> </ul>
<b>City of Falls Church</b>	 Housing Policy Recommendations <ul style="list-style-type: none"> <li>▶ The Housing Commission, a citizen’s commission, advises City Council on housing policy initiatives and changes</li> </ul>
	 Homelessness Prevention <ul style="list-style-type: none"> <li>▶ The Housing Commission mediates conflicts relating to the Virginia Residential Landlord &amp; Tenant Act to prevent homelessness and evictions and offers mediation services in conflicts relating to other housing laws.</li> </ul>
	 Fair Housing Enforcement <ul style="list-style-type: none"> <li>▶ The Housing Commission investigates fair housing complaints and conciliates these complaints.</li> <li>▶ The Human Services Advisory Council, a citizen’s commission, advises City Council on human services needs and delivery to Falls Church citizens.</li> </ul>
	 Citizen Participation & Consultation <ul style="list-style-type: none"> <li>▶ The Housing Commission reviews federal Community Development fund proposals and provides recommendations to City Council</li> </ul>
	 Housing Assistance & Community Development services delivery <ul style="list-style-type: none"> <li>▶ The Housing &amp; Human Services Division implements a variety of activities including: human services case management and resource referral services, including intake for regional subsidized health and dental services; emergency assistance; landlord/tenant, fair housing, and general housing counseling; rent and tax relief for income-eligible disabled and/or elderly persons; subsidized transportation for income-eligible elderly and/or disabled persons; specialized outreach programs for under-served or vulnerable populations.</li> </ul>
<b>Arlington County</b>	 Provides Federal Housing & Community Development Funding <ul style="list-style-type: none"> <li>▶ Community Development Block Grant Resources</li> </ul>
<b>Fairfax County</b>	 Income Assistance Services <ul style="list-style-type: none"> <li>▶ Federal, state, and local public assistance programs for the City are administered under contract by the Fairfax County Department of Family Services (DFS)</li> </ul>







# Consolidated Plan FY 2011-2015

-  Homeless Services
  - ▶ Emergency shelters and transitional housing services are contracted through Fairfax County DFS; Compliance with Fairfax-Falls Church 10-year Plan to End Homelessness


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-  Rental Housing Assistance
  - ▶ Administration of the federal Housing Choice Voucher program through the Fairfax County Department of Housing and Community Development


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-  Mental Health, Mental Retardation, and Substance Abuse Services
  - ▶ The Fairfax-Falls Church Community Services Board (CSB) provides services to the populations of Fairfax County and the Cities of Fairfax and Falls Church. Funding for the CSB is provided through the member jurisdictions, as well as through state and federal monies, and consumer fees.


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-  Public Health Services
  - ▶ Fairfax County Health Department provides multiple services including infant and maternal health, communicable disease prevention, testing and treatment; and testing and treatment for sexually transmitted diseases are among the services provided to City residents.

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-  Services for the Elderly
  - ▶ Fairfax Area Agency on Aging offers older adults supportive services including the congregate meal program, insurance counseling, and Meals-on-Wheels.

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-  Services for Disabled Individuals
  - ▶ Fairfax Area Disabilities Board provides consultation on needed policies and programs for persons with sensory or physical disabilities.

## REGIONAL ORGANIZATIONS

**Metropolitan Washington Council of Governments (MWCOG)**


-  Coordinated Planning of Regional Homeless Strategy, Homeless Enumeration
-  Provision of Data on Growth & Economic Trends for Needs Analysis
-  Regional Housing Data

**Northern Virginia Regional Commission**


-  Provision of Data on Growth & Economic Trends for Needs Analysis

## NONPROFIT ORGANIZATIONS

**Falls Church Housing Corporation**

-  Provision of Affordable Housing
  - ▶ Owns and operates two housing complexes in the City









**Friends of the Falls Church**

-  Homeless Housing & Services
  - ▶ Operates Winter Emergency Shelter
  - ▶ Provides referral services for homeless individuals






# Consolidated Plan FY 2011-2015

<b>Northern Virginia Family Services</b>		<b>Mental Health Services</b> ► Mental health, educational, consulting, training, housing counseling, emergency assistance, and other social services in 27 languages.
<b>Legal Services of Northern Virginia</b>		<b>Homelessness Prevention</b> ► Provides legal services to low-income households facing eviction ► Landlord/tenant conflict negotiation
<b>Falls Church Community Services Council</b>		<b>Emergency Assistance</b> ► Provides a Food Pantry and food delivery, transportation service for older adults, furniture, and rental/utility assistance
<b>Arlington Homeownership Made Easier (AHOME)</b>		<b>Homeownership Assistance</b> ► Provides homeownership training classes, credit counseling, and foreclosure prevention services to eligible individuals
<b>Arlington Employment Center</b>		<b>Employment Training</b> ► Provides computer training services to income-eligible City residents.
<b>Mt. Daniel School</b>		<b>Language Proficiency</b> ► Trains income-eligible individuals to become proficient in the English language.
<b>Homestretch</b>		<b>Transitional housing for homeless individuals</b>
<b>Robert Pierre Johnson Housing Development Corporation</b>		<b>Housing Rehabilitation</b>

## PRIVATE INDUSTRY

<b>Sunrise Retirement Homes</b>		<b>Housing for the Frail Elderly</b> ► Provides assisted living to elderly persons; includes 12 beds for moderate-income residents and 6 beds for low-income residents.
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## FAITH COMMUNITY

**Columbia Baptist, St. James Catholic Church, The Falls Church Episcopal, Knox Presbyterian**



Volunteer Services  
 Emergency Assistance (food, clothing, shelter, financial assistance)

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## Appendix A

- Table 1A – Homeless and Special Needs Populations**
- Table 1B – Special Needs (Non-Homeless) Populations**
- Table 1C – Summary of Specific Housing/Community Development – Objectives (Table 1A/1B Continuation Sheet)**
- Table 2A – Priority Housing Needs/Investment Plan Table  
Priority Housing Needs/Investment Plan Goals  
Priority Housing Activities**
- Table 2B – Priority Community Development Needs**
- Table 2C – Summary of Specific Housing/Community Development – Objectives (Table 2A/2B Continuation Sheet)**
- Table 3B – Annual Affordable Housing Completion Goals**
- Table 3C – Consolidated Plan Listing of Projects [See Appendix E]**
- Table 4 – Priority Public Housing Needs**

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## Appendix B

**HUD Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers**

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## Appendix C

- Figure 1 – HUD Median Income Limits Reference Chart**
- Figure 2 – City of Falls Church Apartment and Condominium Map**

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## Appendix D

- Community Needs Survey**
- Community Forum #1 Notes**
- Community Forum #2 Notes**

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## Appendix E

**2011 City of Falls Church Action Plan with HUD Certification Documents**

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# Appendix A

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2506-0117  
(Exp. 4/30/2011)

**Table 1A**  
**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	165 *	0	132 **
	Transitional Housing	143	0	0
	Safe Haven ( <i>separate in HUD Inventory</i> )	8	0	35
	Permanent Supportive Housing ***	243	13	171
	<b>Total</b>	<b>559</b>	<b>13</b>	<b>338</b>

\* 10 beds in DV Shelter with floating capacity for individuals or persons in families.

\*\*Represents point-in-time need. Ten-year Plan is to address this need with permanent housing, not emergency shelter.

**Persons in Families With Children**

<b>Beds</b>	Emergency Shelter	206	0	0
	Transitional Housing	969	0	0
	Permanent Supportive Housing ***	24	9	115
	<b>Total</b>			

\*\*\* HUD Inventory includes only beds dedicated to homeless persons; some PSH beds are in non-dedicated programs. Persons in permanent supportive housing are not included in the count of homeless persons in the chart below.

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	70	245	0	315
1. Number of Persons in Families with Children	227	840	0	1067
2. Number of Single Individuals and Persons in Households without children	415	119	129	663
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>642</b>	<b>959</b>	<b>129</b>	<b>1730</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	193			
b. Seriously Mentally Ill	104			
c. Chronic Substance Abuse	127			
d. Veterans	61			
e. Persons with HIV/AIDS	13			
f. Victims of Domestic Violence	168			
g. Unaccompanied Youth (Under 18)	3			



# Appendix A

## Optional Continuum of Care Homeless Housing Activity Chart:

Fundamental Components in CoC System - Housing Inventory Chart											
<b>EMERGENCY SHELTER</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow /Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							
<b>TRANSITIONAL HOUSING</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							
<b>PERMANENT SUPPORTIVE HOUSING</b>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							



# Appendix A

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2506-0117  
(Exp. 4/30/2011)

**TABLE 1B**  
**Special Needs Priorities**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	H	415	\$161,653	78	83
Frail Elderly	M	292	--	295	59
Severe Mental Illness	M	46	\$241,482	230	46
Developmentally Disabled	M	33	\$180,699	165	33
Physically Disabled	M	197	\$980	200	40
Persons w/ Alcohol/Other Drug Addictions	L	71	\$118,355	355	71
Persons w/HIV/AIDS	L	4	--	20	4
Victims of Domestic Violence	L	--	--	--	--
Other					
<b>TOTAL</b>		1,028	\$673,170	1,343	336

**Unmet Need**

Elderly: population age 62 or older with mobility & physical disabilities that may need supportive services  
 Frail Elderly: population age 62 older self-care, mobility disabilities that may need supportive services  
 Severe Mental Illness: population served by Community Services Board (CSB) in FY09 with mental health services  
 Persons with Intellectual Disabilities: population served by CSB in FY 09 with mental retardation  
 Physically Disabled: population age 16 to 64 with physical disabilities  
 Persons w/ Alcohol/Other Drug Addictions: population served by CSB in FY 09 with Alcohol & Drug services

**Dollars to address Unmet Need**

Severe Mental Illness, Physically Disabled, Persons with Alcohol Other Drug Addictions: CSB FY 2009 budget projected for five years.  
 Elderly/Frail Elderly: Fairfax County Department of Family Services FY10 budget (divided by 3 and multiplied for five years) plus payment to Fairfax Area Agency on Aging. Sum amount was divided into two to determine amount for frail & elderly households.  
 Physically Disabled: budgeted amount for Companion Services (supportive for in-place disabled persons) projected over five years (via contract with Fairfax County Department of Family Services).

**Goals**

Elderly = 20% of population age 62 or older with mobility & physical disabilities that may need supportive services.  
 Frail Elderly = 20% of population age 62 older self-care, mobility disabilities that may need supportive services  
 Physically Disabled = # of persons age 16 to 64 with physical disabilities  
 Severe Mental Illness, Developmentally Disabled, Persons w/Alcohol & Other Drug Addictions =population served in FY 2009 through CSB projected for the next five years.



# Appendix A

**TABLE 1C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 1A/1B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*	
<b>Homeless Objectives</b>							
1	<b>Provide Transitional Housing for Chronically Homeless Individuals.</b> Provide funding to non-profit to provide rental assistance and outreach activities to formerly homeless individuals.	HOME	# Individuals with transitional shelter	2011	14 individuals		DH-1
				2012	14 individuals		
				2013	14 individuals		
				2014	14 individuals		
				2015	14 individuals		
2	<b>Provide Emergency Winter Shelter.</b>	Local	# Individuals served	2011	41 individuals		DH-1
				2012	41 individuals		
				2013	41 individuals		
				2014	41 individuals		
				2015	41 individuals		
3	<b>Provide Emergency Assistance.</b>	CDBG	# Individuals served	2011	15 individuals		DH-1
				2012	15 individuals		
				2013	15 individuals		
				2014	15 individuals		
				2015	15 individuals		
4	<b>Outreach.</b> Provide increased outreach to homeless individuals living with serious mental illness and/or chronic substance abuse.		# Individuals served	2011	12 individuals		DH-1
				2012	12 individuals		
				2013	12 individuals		
				2014	12 individuals		
				2015	12 individuals		
1	<b>Preserve and increase affordable housing</b>	Local	# Extremely low and low-income households with reduced rent burdens	2011	5 households		DH-1
				2012	5 households		
				2013	5 households		
				2014	5 households		
				2015	5 households		
<b>Special Needs Objectives</b>							
3	<b>Increase Housing Opportunities and related services for Seniors and Persons with Disabilities.</b> <ul style="list-style-type: none"> <li>▪ Provide direct marketing and presentations to disability advocacy groups on affordable housing opportunities within the City</li> <li>▪ Monitor City ADA compliance</li> <li>▪ Convene ADA workgroup</li> <li>▪ Provide transportation assistance</li> <li>▪ Provide outreach for tax/rent relief</li> </ul>	Local	# individuals with improved access & provided outreach	2011	166 individuals		DH-1
				2012	166 individuals		
				2013	166 individuals		
				2014	166 individuals		
				2015	166 individuals		

\*\*One outreach for each round of affordable housing applications

\*Outcome/Objective codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3



# Appendix A

**TABLE 2A**  
**Priority Housing Needs/Investment Plan Table\***

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	56
		31-50%	H	53
		51-80%	M	31
	Large Related	0-30%	L	0
		31-50%	L	14
		51-80%	L	14
	Elderly	0-30%	H	63
		31-50%	H	59
		51-80%	M	25
	All Other	0-30%	H	52
		31-50%	H	45
		51-80%	M	38
Owner	Small Related	0-30%	M	29
		31-50%	L	4
		51-80%	L	4
	Large Related	0-30%	L	4
		31-50%	L	4
		51-80%	L	10
	Elderly	0-30%	M	22
		31-50%	L	15
		51-80%	L	10
	All Other	0-30%	L	8
		31-50%	L	10
		51-80%	L	10
Non-Homeless Special Needs	Elderly	0-80%	N/A	data not available
	Frail Elderly	0-80%	N/A	data not available
	Severe Mental Illness	0-80%	N/A	data not available
	Physical Disability	0-80%	N/A	data not available
	Developmental Disability	0-80%	N/A	data not available
	Alcohol/Drug Abuse	0-80%	N/A	data not available
	HIV/AIDS	0-80%	N/A	data not available
	Victims of Domestic	0-80%	N/A	data not available

\* All Housing and Human Services activities included  
 \* Based on HUD CHAS (Comprehensive Housing Affordability Strategy) Charts – renter and owner

Priorities are:  
 0 - 21 = Low  
 21 - 42 = Medium  
 42 - 63 = High



# Appendix A

**TABLE 2A**  
**Priority Housing Needs/Investment Plan Goals\*\***

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters</b>						
0 – 30 of MFI						
31 – 50% of MFI	165	33	33	33	33	33
51 – 80% of MFI						
<b>Owners</b>						
0 – 30 of MFI						
31 – 50 of MFI						
51 – 80% of MFI	130	26	26	26	26	26
<b>Homeless*</b>						
Individuals	400	80	80	80	80	80
Families	25	5	5	5	5	5
<b>Non-Homeless Special Needs</b>						
Elderly	755	151	151	151	151	151
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability	375	75	75	75	75	75
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
<b>Total</b>	<b>2,850</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>570</b>
<b>Total Section 215</b>						
<b>215 Renter</b>	165	33	33	33	33	33
<b>215 Owner</b>	1130	226	226	226	226	226

\*Homeless individuals and families assisted with transitional and permanent housing

\*\*CDBG/HOME funded activities only





# Appendix A

**TABLE 2A  
Priority Housing Activities\***

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	25	5	5	5	5	5
Homeownership assistance	10	2	2	2	2	2
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance	110	22	22	22	22	22
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						

\*CDBG/HOME funded activities only



# Appendix A

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2506-0117  
(Exp. 4/30/2011)

**TABLE 2B**  
**Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	M	-	-	-	-	-
Disposition	L	-	-	-	-	-
Clearance and Demolition	L	-	-	-	-	-
Clearance of Contaminated Sites	L	-	-	-	-	-
Code Enforcement	M	-	-	-	-	-
<b>Public Facility (General)</b>						
Senior Centers	L	-	-	-	-	-
Handicapped Centers	L	-	-	-	-	-
Homeless Facilities	L	-	-	-	-	-
Youth Centers	L	-	-	-	-	-
Neighborhood Facilities	L	-	-	-	-	-
Child Care Centers	L	-	-	-	-	-
Health Facilities	H	-	-	-	-	-
Mental Health Facilities	H	-	-	-	-	-
Parks and/or Recreation Facilities	H	-	-	-	-	-
Parking Facilities	L	-	-	-	-	-
Tree Planting	L	-	-	-	-	-
Fire Stations/Equipment	L	-	-	-	-	-
Abused/Neglected Children Facilities	L	-	-	-	-	-
Asbestos Removal	L	-	-	-	-	-
Non-Residential Historic Preservation	L	-	-	-	-	-
Other Public Facility Needs	L	-	-	-	-	-
<b>Infrastructure (General)</b>						
Water/Sewer Improvements	L	-	-	-	-	-
Street Improvements	M	-	-	-	-	-
Sidewalks	H	-	-	-	-	-
Solid Waste Disposal Improvements	L	-	-	-	-	-
Flood Drainage Improvements	M	-	-	-	-	-
Other Infrastructure (street lights)	H	-	-	-	-	-
<b>Public Services (General)</b>						
Senior Services	H	-	\$50,425	-	-	-
Handicapped Services	L	-	-	-	-	-
Legal Services	L	-	\$8,047	-	-	-
Youth Services	L	-	-	-	-	-
Child Care Services	L	-	-	-	-	-
Transportation Services	H	-	\$34,490	-	-	-
Substance Abuse Services	L	-	\$644,647	-	-	-
Employment/Training Services	M	-	-	-	-	-
Health Services	H	-	\$12,000	-	-	-
Lead Hazard Screening	M	-	\$153,797	-	-	-
Crime Awareness	M	-	-	-	-	-



# Appendix A

**TABLE 2B**  
**Priority Community Development Needs (continued)**

Fair Housing Activities	M	-	-	-	-	-
Tenant Landlord Counseling	H	-	-	-	-	-
Other Services	L	-	-	-	-	-
<b>Economic Development (General)</b>						
C/I Land Acquisition/Disposition	L	-	-	-	-	-
C/I Infrastructure Development	M	-	-	-	-	-
C/I Building Acq/Const/Rehab	L	-	-	-	-	-
Other C/I	L	-	-	-	-	-
ED Assistance to For-Profit	L	-	-	-	-	-
ED Technical Assistance	L	-	-	-	-	-
Micro-enterprise Assistance	L	-	-	-	-	-
Other	-	-	-	-	-	-



# Appendix A

**Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*	
<b>Rental Housing</b>							
1	<b>Decrease Housing Cost Burdens for Low-income Households.</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Housing Choice Voucher Program</li> <li>Tenant Based Rental Assistance</li> <li>Emergency Rent Relief</li> <li>Energy Efficiency/Weatherization/rehabilitation</li> </ul>	HOME CDBG	# Housing Units made affordable	2011	33 units		DH-1
				2012	33 units		
				2013	33 units		
				2014	33 units		
				2015	33 units		
2	<b>Participate in the Fairfax-Falls Church 10 Year Plan to End Homelessness</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Prevent homelessness due to economic crisis and or disability</li> <li>Preserve and increase affordable housing</li> <li>Deliver services for stable housing</li> </ul>	Local	# persons housed and no longer homeless	2011	29 unit		DH-1
				2012	29 unit		
				2013	29 unit		
				2014	29 unit		
				2015	29 unit		
3	<b>Provide Outreach Services to Homeless Individuals In the City.</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Refer clients who request services</li> <li>Partnering with Winter Emergency Shelter</li> <li>Convene Homeless Workgroup to provide comprehensive intake</li> </ul>	Local	# persons provided with outreach	2011	46 units		DH-1
				2012	46 units		
				2013	46 units		
				2014	46 units		
				2015	46 units		
<b>Owner Housing</b>							
1	<b>Increase Homeownership and Rental Housing Opportunities for Low, Moderate and Middle-Income Households.</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Down Payment and Closing Cost Assistance</li> <li>Homeownership Education</li> <li>SPARC low-interest mortgages</li> <li>Assist in creating new ADUs</li> <li>Housing Counseling</li> <li>Housing Search Assistance</li> </ul>	CDBG	# affordable housing units purchased, rented and maintained	2011	406 units		DH-1
				2012	406 units		
				2013	414 units		
				2014	406 units		
				2015	406 units		
2	<b>Provide Incentives for Additional Housing Development, Acquisition, and Rehabilitation.</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Market, administer and maximize revenue for Affordable Housing Fund to foster affordable housing development</li> </ul>	Local	# Affordable Housing units developed	2011	3 units		DH-1
				2012	3 units		
				2013	3 units		
				2014	3 units		
				2015	3 units		



# Appendix A

**Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

3	<b>Identify and Eliminate Barriers to Housing Choice.</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Conduct Fair Housing Testing of rental/sale units in City of Falls Church</li> <li>Continue Fair Housing Laws Education Campaign</li> <li>Reduce court-related landlord tenant complaints</li> </ul>	Local	# Landlord tenant complaints resolved	2011	12 units		DH-1
				2012	12 units		
				2013	12 units		
				2014	12 units		
				2015	12 units		
<b>Economic Development</b>							
1	<b>Assist Individuals with Financial Stability, Job Counseling, Job training, Credit Counseling and Literacy sufficiency</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Budget Planning</li> <li>Credit Counseling</li> <li>English as Second Language Classes</li> <li>Computer Training</li> </ul>	CDBG CSBG	# persons whose financial stability has improved	2011	33 units		DH-1
				2012	33 units		
				2013	33 units		
				2014	33 units		
				2015	33 units		
2	<b>Assist Families and Individuals Moving From Poverty or Public Assistance to Stability and Self Sufficiency</b> <i>Activities:</i> <ul style="list-style-type: none"> <li>Encourage Individual Development Accounts</li> </ul>	Local	# of individuals with checking/savings accounts established	2011	1 unit		DH-1
				2012	1 unit		
				2013	1 unit		
				2014	1 unit		
				2015	1 unit		

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3



# Appendix A

**TABLE 3B**  
**Annual Affordable Housing Completion Goals**

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	22		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	28		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.



# Appendix A

## **TABLE 3C Consolidated Plan Listing of Projects**

**FOR TABLE 3C,  
See FY2011 Action Plan  
[APPENDIX E]**



# Appendix A

**Table 4  
Priority Public Housing Needs  
Local Jurisdiction**

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
<b>Restoration and Revitalization</b>		
Capital Improvements	L	
Modernization	L	
Rehabilitation	L	
Other (Specify)		
<b>Management and Operations</b>		
<b>Improved Living Environment</b>		
Neighborhood Revitalization (non-capital)	L	
Capital Improvements	L	
Safety/Crime Prevention/Drug Elimination	L	
Other (Specify)		
<b>Economic Opportunity</b>		
Resident Services/ Family Self Sufficiency	L	
Other (Specify)		
<b>Total</b>		





# Appendix B

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2535-0120 (exp. 6/30/2010)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number

## Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

### Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties

#### City of Falls Church, Virginia

	1	2
<p>1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



# Appendix B

<p><b>5.</b> If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>6.</b> If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>7.</b> If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>8.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “Smart Codes in Your Community: A Guide to Building Rehabilitation Codes” (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>9.</b> Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>10.</b> Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes



# Appendix B

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p><b>Total Points:</b></p>	<p><b>8</b></p>	<p><b>12</b></p>



# Appendix B

## Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes



# Appendix B

<p><b>10.</b> Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>11.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “Smart Codes in Your Community: A Guide to Building Rehabilitation Codes” (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>12.</b> Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state’s own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>13.</b> Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>14.</b> Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states’ “Consolidated Plan submitted to HUD?” If yes, briefly list these major regulatory reforms.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>15.</b> Has the state undertaken any other actions regarding local jurisdiction’s regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>Total Points:</b></p>		



## Figure 1

### HUD MEDIAN INCOME TABLE as of APRIL 2009

City of Falls Church, Northern Virginia MSA

**\$102,700 Median Income**

	Household Size							
	1	2	3	4	5	6	7	8
<b>30%</b>	\$21,567	\$24,648	\$27,729	\$30,810	\$33,275	\$35,740	\$38,204	\$40,669
<b>40%</b>	\$28,756	\$32,864	\$36,972	\$41,080	\$44,366	\$47,653	\$50,939	\$54,226
<b>50%</b>	\$35,945	\$41,080	\$46,215	\$51,350	\$55,458	\$59,566	\$63,674	\$67,782
<b>60%</b>	\$43,134	\$49,296	\$55,458	\$61,620	\$66,550	\$71,479	\$76,409	\$81,338
<b>70%</b>	\$50,323	\$57,512	\$64,701	\$71,890	\$77,641	\$83,392	\$89,144	\$94,895
<b>80%</b>	\$57,512	\$65,728	\$73,944	\$82,160	\$88,733	\$95,306	\$101,878	\$108,451

### ADU INCOME LIMITS FOR FISCAL YEAR 2009 as of April 13 2009

	1	2	3	4	5	6	7	8
<b>Minimum 50%</b>	\$35,945	\$41,080	\$46,215	\$51,350	\$55,458	\$59,566	\$63,674	\$67,782
<b>Maximum 80%</b>	\$57,512	\$65,728	\$73,944	\$82,160	\$88,733	\$95,306	\$101,878	\$108,451

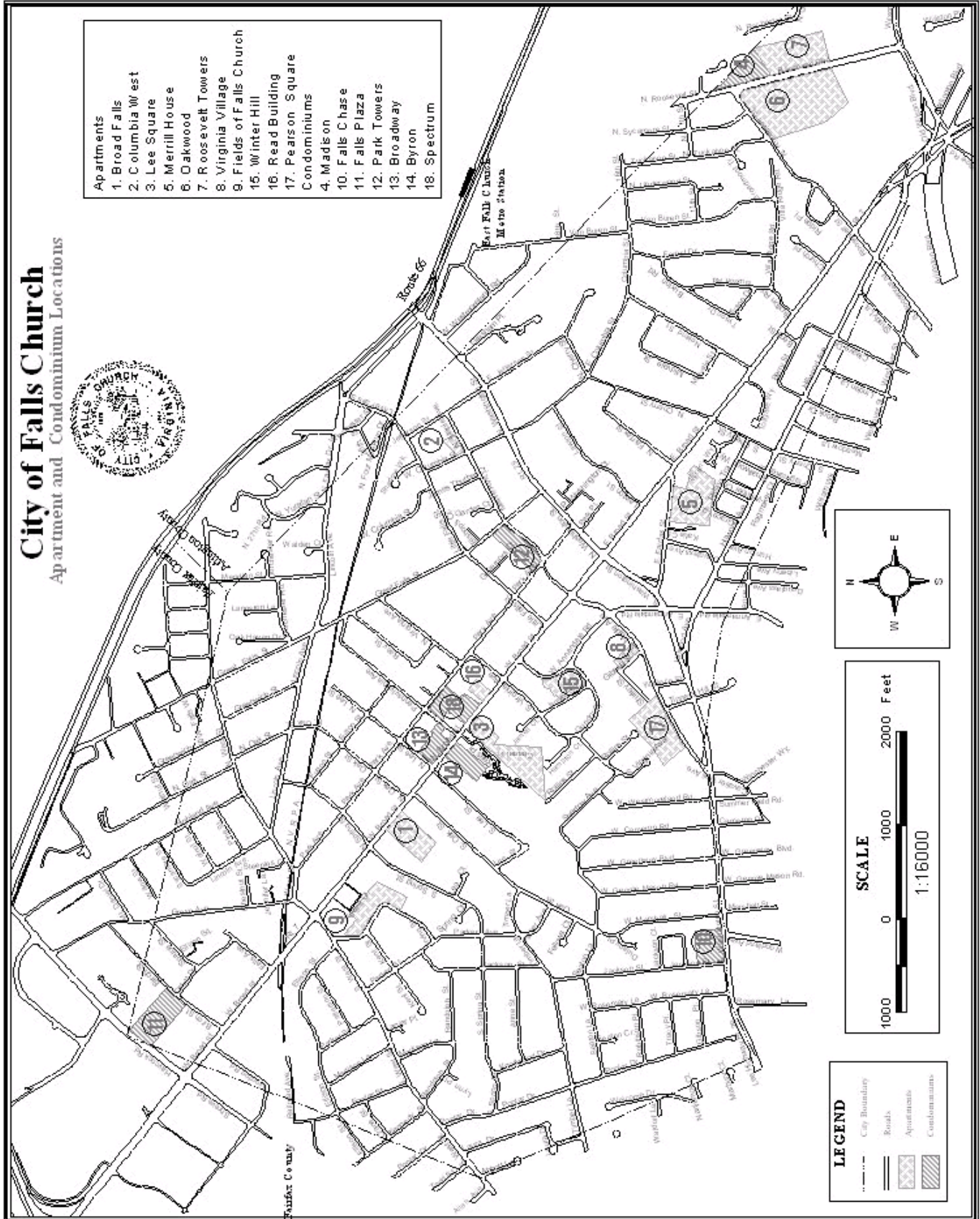
### TBRA INCOME & HOUSING COST LIMITS FOR FISCAL YEAR 2009

	Household Size							
	1	2	3	4	5	6	7	8
<b>50%</b>	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800
<b>60%</b>	\$43,140	\$49,320	\$55,440	\$61,620	\$66,540	\$71,460	\$76,380	\$81,360

	Bedroom Size				
	0	1	2	3	4
<b>Housing Cost (Rent &amp; Utilities)</b>	\$1,174	\$1,303	\$1,850	\$2,215	\$2,800



## Figure 2





# Appendix D

## Community Needs Survey

The City of Falls Church receives federal funds each year for housing and community development projects through The U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) Program. Every five years the Housing and Human Services Division (HHS) must develop a 5 Year Consolidated Plan that details how this federal grant money will be used. In order to develop a plan that uses this money in a productive manner, we would like to know your input on what programs, services and issues are the biggest priorities for our community. Please help us meet your needs by filling out this quick survey.

- For information in your language please call 703 248-5005 (TTY 711) to request an interpreter.
- Để có thông tin bằng ngôn ngữ của quý vị, xin gọi 703-248-5005 để yêu cầu người thông dịch.
- Para recibir información en su idioma por favor llame al 703 248-5005 (TTY 711) para solicitar un interprete.

**SECTION A:** Please tell us a little about you and your current living situation:

- 1) What kind of housing do you currently live in?
 

<input type="checkbox"/> Single Family House	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment/Condo High-Rise	<input type="checkbox"/> Garden Style/Walk-Up
- 2) Do you own or rent your housing unit?
 

<input type="checkbox"/> Own	<input type="checkbox"/> Rent
------------------------------	-------------------------------
- 3) How many bedrooms does your housing unit have?
 

<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5+
----------------------------	----------------------------	----------------------------	----------------------------	-----------------------------
- 4) Including you, how many people live in your household? \_\_\_\_\_
- 5) How many children under 18 years old live in your household? \_\_\_\_\_
- 6) Approximately how much is your annual household income?
 

<input type="checkbox"/> Below \$10,000	<input type="checkbox"/> \$40,000 – 50,000	<input type="checkbox"/> \$80,000 – 90,000	<input type="checkbox"/> \$120,000 – 130,000
<input type="checkbox"/> \$10,000 – 20,000	<input type="checkbox"/> \$50,000 – 60,000	<input type="checkbox"/> \$90,000 – 100,000	<input type="checkbox"/> \$130,000 – 140,000
<input type="checkbox"/> \$20,000 – 30,000	<input type="checkbox"/> \$60,000 – 70,000	<input type="checkbox"/> \$100,000 – 110,000	<input type="checkbox"/> More than \$140,000
<input type="checkbox"/> \$30,000 – 40,000	<input type="checkbox"/> \$70,000 – 80,000	<input type="checkbox"/> \$110,000 – 120,000	

- OR -

What percentage of your monthly income goes towards housing costs? \_\_\_\_\_
- 7) Approximately how much do you spend per month for housing costs (rent, mortgage payments, utilities, HOA or condo fees, taxes, insurance)? \_\_\_\_\_
- 8) On a scale of 1 to 10, how satisfied are you with your current living conditions (cost, physical condition, location, neighborhood)?
 

1	2	3	4	5	6	7	8	9	10
<b>Very Dissatisfied</b>					<b>Very Satisfied</b>				
- 9) Are you concerned about the possibility of foreclosure on your home?
 

<input type="checkbox"/> YES	<input type="checkbox"/> NO
------------------------------	-----------------------------





# Appendix D

**SECTION B:** For the next section, please mark [✓] which community needs you believe are the highest to lowest priorities for our community.

10) Please rate each Housing Service /Need as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Rental Assistance for Low-Income Individuals	_____	_____	_____
Homeownership Assistance	_____	_____	_____
Specialty Housing (Senior/Disabled)	_____	_____	_____
Foreclosure Prevention	_____	_____	_____
Fair Housing Enforcement (Landlord / Tenant Mediation)	_____	_____	_____
Safety / Energy Improvements	_____	_____	_____
Housing Rehabilitation / Preservation (Single Family, Multi-Family)	_____	_____	_____

11) Please rate each Community Service/Need as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Senior Services / Facilities	_____	_____	_____
Youth Services / Facilities	_____	_____	_____
Child Care Services / Facilities	_____	_____	_____
Job Training	_____	_____	_____
Computer Literacy Programs	_____	_____	_____
Health / Mental Health Services / Facilities	_____	_____	_____
Libraries	_____	_____	_____
Public Safety Services / Improvements (Fire Stations / Equipment, Anti-Crime, Anti-Drug, Substance Abuse)	_____	_____	_____
Park / Recreation Facilities	_____	_____	_____
Transportation Assistance	_____	_____	_____
Financial / Financial Education / Tax Prep Services	_____	_____	_____
Legal Services	_____	_____	_____

12) Please rate each Special Needs Service as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Services / Facilities for Disabled	_____	_____	_____
Accessibility Improvements	_____	_____	_____
Domestic Violence Centers / Services (Spousal Abuse, Neglected/Abused Children)	_____	_____	_____
Homeless Shelters / Services	_____	_____	_____
HIV/AIDS Centers & Services	_____	_____	_____
Emergency Assistance (ex: Emergency Rent Relief)	_____	_____	_____

13) Please rate each Business and Community Development Need/Service as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Business Mentoring	_____	_____	_____
Job Creation / Retention	_____	_____	_____
Commercial / Industrial Rehabilitation / Façade Improvements	_____	_____	_____
Economic Development / New Business	_____	_____	_____
Infrastructure Improvements (streets, sidewalks, street lighting)	_____	_____	_____



# Appendix D

14) Are there any other needs or services that are lacking in this survey? If so please describe.

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15) Have you ever used the services of the City’s Housing and Human Services Division?

- YES                       NO

**- IF NO, SKIP QUESTION #16 -**

16) If YES, how would your rate the customer service?

- Excellent: I was helped in a timely manner, welcomed, received excellent service and the information met my specific need  
 Good: I was helped in a timely manner, received good service and the information/service met my general needs  
 Average: I received good service but the information/service did not meet my needs  
 Below Average: I was helped but the information/service was unavailable and/or did not meet my needs  
 Poor: No one helped me and/or the information/service was unavailable and/or did not meet my needs

**SECTION C:** We want to ensure that every resident in the City of Falls Church has fair and equal housing opportunities. These next questions will assist us in that goal.

17) Do you believe you have been a victim of housing discrimination?

- YES                       NO

**- IF NO, SKIP QUESTIONS #18-21 -**

18) Who do you believe discriminated against you?

- Landlord/Property manager                       Real Estate Agent  
 Mortgage Lender     Mortgage Insurer

19) On what basis do you believe you were discriminated against?

- Age     Race     Gender  
 Familial Status     National Origin  
 Disability     Religion

20) Did you report the discrimination?

- YES                       NO

21) IF NO, please explain why...

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# Appendix D

## - OPTIONAL QUESTIONS -

This section is optional. If you do not feel comfortable answering these questions, please leave blank.

22) What is your age? \_\_\_\_\_

23) What is your gender?  
 Male  Female

24) What is your race?  
 White  Black/African American & White  Black/African American  
 Asian & White  Asian  American Indian/Alaskan Native  
 American Indian/Alaskan Native & Black/African American  
 American Indian/Alaskan Native & White  
 Native Hawaiian / Other Pacific Islander  
 Other Multi-Racial \_\_\_\_\_

25) What is your ethnicity?  
 Hispanic  
 Non-Hispanic

**THANK YOU FOR PARTICIPATING IN OUR SURVEY!**

---

Would you like someone from the City of Falls Church staff to contact you to discuss any specific needs you may have?

YES  NO

If yes, please leave your name and telephone number and we will contact you as soon as possible.

Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Or, you may contact the City of Falls Church Housing and Human Services Division at (703) 248-5005



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request.

Call (703) 248-5005 (TTY 711).





# Appendix D

## Community Forum #1

Tuesday September 8, 2009, 7:00 pm – 9:00 pm  
Community Room, Community Center  
Falls Church, VA 22046

### Notes:

Scribe: Kevin Denton, Housing Specialist

### **Discussion about Housing Needs:**

Beatrice It is hard to age in place in the City. Once you retire, many people must move so they can afford to live.  
Alex Even the most affordable housing in the city is still not affordable  
Mary Teacher units are a good idea  
Steve Sprague Clarifies that the units are the Read Building  
Beatrice Local non-profit sponsors children who are here to volunteer from other countries

---

Dana asks for personal stories

Mary Son and Daughter-in-law were forced to move to Oakton to find affordable housing.  
Beatrice/Mary Like Winter Hill for accessibility and accommodations  
Both ladies have traffic concerns  
Alex Is the Mt. Daniel ESL coordinator. Asks why all his families live in one community?  
Carol Describes The Fields and Government funding  
Alex Wants information about affordable housing  
Tori A Significant gap exists above 80% AMI. There isn't enough housing for the middle-income households/workforce  
Carol Grannie Flats – no way to age in place  
Auxiliary Units discussion  
Wonders if there are any initiatives for people to live closer to where they work  
Beatrice Christmas in May Program is good

---

Dana discusses other Housing Programs to consider

### **Discussion on Non-Housing Community Needs:**

Beatrice Need a clinic of some sort where routine testing can take place  
X-Rays and Blood Drawing capabilities are important  
Mary Swimming Pool connected to GM High School  
More City Parking, has to drive to Merrifield to go to Panera Bread  
Alex Affordable Pre-School, Public or Private (it is currently too small to support the need of the community)

---

Dana: How satisfied are you with Non-Housing Community Needs

Mary Parking is terrible  
We need a pool.

---

Dana discusses other Non-Housing Community Needs on list

### **Discussion on Public Improvements/Development Needs:**

Beatrice and Mary Road Improvements are important. Pot Holes, Lighting, etc. is very bad, especially when walking at night  
Beatrice Drainage Issues – 4-5 streams in the City. The City should encourage upgrades to infrastructure so backyards and basements don't flood  
Don We need to enforce the existing code and promote better grating for houses  
Beatrice Highest point in the City is at City Hall



## Appendix D

Tori	Power Lines are all above ground. Major issue, need to trim around trees. Explore underground wiring as a possibility
Don	Sidewalks need improvement
M.T Gutmanis	The curb cut-out for disabled accessibility is bad at community center. The situation is similar in places all over town.
<hr/>	
Mary	Dana discusses other Public Improvement/Development Needs on list Need better restaurant selections in the City

----- Conclusion of Community Forum #1-----



# Appendix D

## **Public Improvements**

- Economic Development/New Business (7)
- Public Swimming Pool (7)
- Drainage/Stream/Runoff Improvements (5)
- Road Improvements(4)
- Enforcement of Traffic Laws on Bike Path/Roads (3)
- More Parking(3)
- Infrastructure (3)
- Sidewalk Improvements (3)
- Enforcement of Existing Code & Grating Problems (2)
- Power Lines – Maintenance and Trimming (Below Ground?) (2)
- Parks/Recreation – specifically bushes on sidewalks (1)
- Job Creation/Retention (1)
- Public Safety Services(0)
- Commercial/Industrial Rehabilitation (0)
- Building Improvements (exterior/interior/façade) (0)
- Business Mentoring (0)

## **Non-Housing Community Development Needs**

- Transportation Assistance (Fare Wheels) (8)
- Affordable Child Care/Pre-School (6)
- Health/Medical Services (specifically for routine testing, lab services, x-rays) (5)
- Senior Services/Facilities (5)
- Legal Services/Assistance (5)
- ESL Programs (3)
- Facilities for the Disabled (2)
- Job Force Development (job training, etc.) (2)
- Computer Literacy programs (2)
- Youth Services/Facilities (1)
- Emergency Assistance (1)
- Libraries (0)
- Financial Services (0)

## **Housing and Special Housing Needs**

- Affordable Housing for Seniors (8)
- Workforce Housing (8)
- Affordable /Housing for Lower Income Households (6)
- Safety/Energy Improvements (5)
- Special Housing for Disabled (3)
- Homeless Shelters (3)
- Fair Housing Enforcement (2)
- Rental Assistance (2)
- Land Use Laws/Zoning for Accessory Dwelling Units (1)
- Housing Rehabilitation/Preservation (1)
- Housing that Children of Residents can Afford (0)
- Homeownership Assistance (0)
- Foreclosure Prevention (0)



# Appendix D

## Community Forum #2

Saturday September 12, 2009, 10:00 am – 12:00 pm  
Club Room, Winter Hill Apartments  
Falls Church, VA 22046

### Notes:

The conversation at the Community Forum was recorded. Many residents who attended the forum did not speak fluent English. A community translator was present. These notes were derived from listening to the recorded discussion and determining which issues garnered the most response from residents.

### **Discussion on Housing and Special Housing Needs**

- Individuals who live at Winter Hill receive Housing Choice Vouchers so they don't feel they have many housing needs
- Individuals at Winter Hill also feel they are too old to buy a house
- Would like to see more Homeownership opportunities for children
- Have friends who have applied to live at Winter Hill but if they don't get in, they have to move to find something affordable.
- Tenant/Landlord Enforcement is important, especially for people with limited English skills
- Assisted Living for Elderly and Disabled

### **Discussion on Non-Housing Community Needs**

- Exercise Classes/Programs/Facilities that are affordable. During the winter, it is too cold to go for long walks
- Water Exercise Classes
- Transportation to major Bus Depots, Train Stations, Airports, etc.
- Transportation Services Expanded
- Translation Services for Specific Needs
- Senior Companion Services
- Computer Training for Low-Income Elderly/Disabled
- Many would like to be able to keep in touch with children, grandchildren, share pictures, send emails, etc.
- ESL Classes on @ Winter Hill. The Fields?
- Legal Services

### **Discussion on Public Improvements:**

- Exercise Facilities
- Accessibility Improvements at Winter Hill and other places in the City
- Community members at Winter Hill don't take advantage of programs at Community Center as much as other community members
- Parks Programs for reduced price
- Ex: Aerobics
- Job Training/Search services
- Building Improvements – Repair units at WH/balconies
- Generally residents are happy with the facilities at WH
- Do not want anything to do with the police
- Sidewalks and Streets need lighting/pot hole improvements
- Car Repairs
- Enforcement of City Laws on Roads/Bike Path

# CONSOLIDATED PLAN ACTION PLAN

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**For Housing & Community Development Needs  
Fiscal Year 2011  
(July 1, 2010 – June 30, 2011)**

**A component of the City's  
Five-Year Consolidated Plan  
for addressing  
Housing and Community Development Needs**



**City of Falls Church, Virginia**

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**BUILDING BETTER LIVES**





# CITY OF FALLS CHURCH, VIRGINIA

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## CITY COUNCIL

Robin S. Gardner, **Mayor**

Harold (Hal) Lippman, Ph.D. **Vice Mayor**

Nader Baroukh     Daniel K. Maller     David F. Synder

Daniel X. Sze     Lawrence Webb

---

## CITY MANAGER

F. Wyatt Shields

---

## HOUSING COMMISSION

Donald Brobst, **Chair**

Catherine A. Findlay     M.T. Gutmanis     Tori McKinney

Steve Sprague, *Falls Church Housing Corporation Liaison*

---

## HOUSING & HUMAN SERVICES DIVISION

Pam Doran, **Director**

Leslyn Barrow

Kevin Denton

Letha Flippin

Dana Lewis

Tennille Smith Parker

Lisa Reid

Susan Richter

Caitlan Geary, Intern

---

The City of Falls Church complies with the Americans with Disability Act. This document will be made available in an alternate format upon request. This location is accessible to persons with disabilities.

Special services or assistance for persons with disabilities can be requested by calling the Housing and Human Services Division prior to the public hearing at 703-248-5005; TTY 711.



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# Consolidated Plan Action Plan – FY 2011

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## Executive Summary

The purpose of this annual One-Year Action Plan is to provide the City with a basis for assessment of its housing and community development activities. This one-year action plan describes the resources expected to be available in the coming program year (July 1, 2010 through June 30, 2011) from federal, public and private sources. It includes a description of the activities that will be undertaken to meet the stated objectives in the City's 2011-2015 Consolidated Plan for Housing & Community Development Needs. The Action Plan also describes actions to be undertaken to address obstacles in meeting the needs of the under-served, removing barriers, and enhancing coordination in the community. This Action Plan specifically identifies how the City shall utilize federal (CDBG) and (HOME) funds, as well as other resources, to meet those needs in FY 2011. In FY 2010 the City began the process of updating the City's 2011-2015 Consolidated Plan.



## FY 2011 Consolidated Plan Action Plan Objectives

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Activities within the FY 2011 Consolidated Plan Action Plan are consistent with all four of the objectives identified in the Consolidated Plan. The Consolidated Plan priority areas are listed below:

- Prevent Homelessness & Provide Transitional Housing
- Provide services to Special Needs Populations
- Create Affordable Housing Opportunities
- Increase Economic Opportunities

## FY 2011 Activities

This Action Plan outlines the City's FY 2011 housing and community development goals. It describes the City's anticipated expenditure of housing and community development funds from federal, state, local and private resources. This annual Action Plan is updated and submitted to Arlington County and the U. S. Department of Housing and Urban Development (HUD) each year. The City of Falls Church will also renew its cooperation agreement with Arlington County for the time period covering FY 2011 through 2012.

## Citizen Participation

There were two public hearings conducted in the formulation of this plan. The Falls Church Housing Commission held public hearings for FY 2011 activities on October 13 and October 20, 2009. The Commission made its final funding recommendations during its October 20, 2009 public meeting. The



# Consolidated Plan Action Plan – FY 2011

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Falls Church City Council held a public hearing on November 9, 2009 to approve the final funding recommendations. The hearings were conducted in facilities that are accessible to persons with disabilities. English-language translation services and sign-language interpretation were available by request.

Notices of public hearings in both English and Spanish were sent to housing and human service providers, civic organizations, faith based organizations, and citizen groups. Notices were advertised in both the local newspaper and broadcast on the City's cable television channel. In addition, the City subscribes to the telephone-based service, Language Line, to provide interpretation services in over 140 languages to anyone who visits/calls City Hall with questions regarding housing and community development services and programs.



## NOTICE OF AVAILABILITY and PUBLIC HEARING

### FISCAL YEARS 2011-2015 CONSOLIDATED PLAN and FY 2011 ACTION PLAN FOR HOUSING & COMMUNITY DEVELOPMENT

THE 2011-2015 CONSOLIDATED PLAN FOR HOUSING & COMMUNITY DEVELOPMENT NEEDS, SERVES AS THE CITY'S APPLICATION TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT IN ORDER TO RECEIVE FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS. A COPY OF THE REPORT AND THE FY 2011 ACTION PLAN WILL BE AVAILABLE, BEGINNING NOVEMBER 13, 2009 AT THE MARY RILEY STYLES LIBRARY AND AT THE CITY OF FALLS CHURCH HOUSING AND HUMAN SERVICES DIVISION.

#### **Public Comment**

Citizens are invited to submit their comments on both plans through December 14, 2009. Comments may be submitted in writing or by contacting Dana Lewis at 703-248-5170, fax 703-248-5184, electronic mail [dlewis@fallschurchva.gov](mailto:dlewis@fallschurchva.gov). Written comments may be sent to the following address:

City of Falls Church  
Housing and Human Services Division  
300 Park Avenue  
Falls Church, Virginia  
**703-248-5005; TTY/Voice 711**

#### **Public Hearing**

The Falls Church City Council will receive comments on the Consolidated Plan for Housing & Community Development Needs and the FY 2011 Action Plan. The public hearing will be December 14, 2009 at 7:30 pm in Council Chambers (City Hall, 300 Park Avenue, Falls Church, Virginia). The Public Hearing was rescheduled to January 11, 2010.

The City of Falls Church is committed to the letter and spirit of the  
Americans with Disabilities Act.

This document will be made available in an alternate format upon request. To request a request a reasonable accommodation for any type of disability by call the Housing and Human Services Division prior to the public hearing at 703-248-5005; TTY 711.



## AVISO DE DISPONIBILIDAD Y AUDIENCIA PÚBLICA

### EL PLAN CONSOLIDADO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL LOS AÑOS FISCAL 2011 – 2015 Y EL PLAN DE ACCIÓN DEL AÑO FISCAL 2011 DE VIVIENDA Y DESARROLLO COMUNITARIO

El Plan Consolidado de las Necesidades de Vivienda y Desarrollo Comunitario de los años fiscales 2011-2015 servirá como una aplicación de la Ciudad al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos para solicitar fondos del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG) y del Programa de Asociación para Inversiones en Vivienda (HOME). Copias del Plan Consolidado y copias del Plan de Acción estarán en la biblioteca Mary Riley Styles y en la División de Vivienda y Servicios Humanos a partir del 13 de noviembre del 2009.

#### **Comentario Público**

Los residentes de la Ciudad están invitados a enviar sus comentarios sobre los dos Planes hasta el 14 de diciembre 2009. El público puede enviar sus comentarios por escrito o pueden comunicarse con Dana Lewis llamando al 703- 248-5170, o vía fax al 703-248-5184; por correo electrónico a [dlewis@fallschurchva.gov](mailto:dlewis@fallschurchva.gov). Comentarios por escrito pueden ser enviados a la siguiente dirección:

City of Falls Church  
Housing and Human Services Division  
300 Park Avenue  
Falls Church, Virginia  
703-248-5005, TTY /Voz 711

#### **Audiencia Pública**

El Concilio de la Ciudad de Falls Church patrocinará una audiencia pública para recibir comentarios sobre el Plan Consolidado de las Necesidades de Vivienda y Desarrollo Comunitario y del Plan de Acción del Año Fiscal 2011. La audiencia pública se llevara a cabo 14 de diciembre de 2009, 7:30 P.M., Cámara del Concilio, (City Hall, 300 Park Avenue, Falls Church, Virginia).

La Ciudad de Falls Church esta comprometido en cumplir, según la letra y espíritu, con el Acta de Americanos con Incapacidades.

Este documento se hará disponible en un formato alterno según solicitado. Para solicitar acomodación por algún tipo de incapacidad llame a la División de Vivienda y Servicios Humanos, antes de la Audiencia Publica, al 703 248-5005 (TTY 711).

# Consolidated Plan Action Plan – FY 2011



## Fiscal Year 2011 Housing & Community Development Activities: Funds Summary

Activity Name	Activity Sponsor	Grant Source	FY 2011 Grant Amount
Tenant Based Rental Assistance	City of Falls Church Housing & Human Services Division	CDBG	\$ 15,000.00
		HOME	\$ 36,116.35
Transitional Housing for Homeless	Homestretch	HOME	\$ 17,789.00
First Time Homebuyers Assistance	City of Falls Church Housing & Human Services Division	CDBG	\$ 49,761.45
Mt. Daniel Family Literacy Program	Falls Church City Public Schools/Mt. Daniel Elementary	CDBG	\$ 4,190.00
Volunteer Home Repair	Robert Pierre Johnson Housing Development Corporation	CDBG	\$ 4,000.00
Achieve Your Dream Homeownership Counseling/Classes	Arlington Home Owner Made Easier (AHOME)	CDBG	\$ 4,255.95
Emergency Monetary Assistance	Falls Church Community Services Council	CDBG	\$ 4,000.00
CDBG Program Administration	Arlington County and the City of Falls Church	CDBG	\$ 8,297.30.
		CDBG	\$ 8,297.30

Total CDBG Funds: \$ 97,802.00  
 Total HOME Funds: \$ 53,905.00  
 Total CDBG & HOME Funds: \$151,707.00



## Sources of Funds to Implement FY 2011 Activities

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The applicants for FY 2011 have proposed leveraging resources as follows:

### **I. Federal and Other Public Resources**

The City of Falls Church will receive approximately \$97,802 in CDBG funds and \$53,905.00 in HOME funds in FY 2011.

All of the grantees leverage the CDBG and HOME funds they receive by providing an additional \$585,325 of State funds, \$55,000 of federal funds and \$446,297 of local dollars to accomplish their funded activities. These funds will be used to address priority needs and specific objectives as identified in the strategic plan. Detailed descriptions of the resources that will be used to meet specific objectives are identified in the section of this Action Plan entitled, "Fiscal Year 2011 Activity Descriptions."

The City will also utilize local funds (included in total local dollars above) to provide the required match for the federal HOME program. These HOME match funds will be used to provide additional rental assistance under the Tenant-Based Rental Assistance (TBRA) Program.

### **II. Leveraging Private Funds**

The FY 2011 CDBG and HOME activities result in a \$2,500 of private leverage.

### **III. FY 2011 Activities**

The charts on the following pages provide specific descriptions for each of the FY 2011 activities.





# **Fiscal Year 2011**

## **Activity Descriptions**



**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name**     City of Falls Church Housing & Human Services Division

**Priority Need**  
Rental Housing

**Project Title**  
Tenant-Based Rental Assistance (TBRA)

**Project Description**

The TBRA program provides rental subsidies to five income eligible households for a period of up to eighteen (18) months. CDBG funds will be used to pay for personnel costs associated with the administration of this activity. The TBRA program is targeted to households with low- and extremely low-incomes. Household participants will pay no more than 30% of their monthly income for rent; HOME funds will pay the balance of the monthly rent, subject to compliance with program guidelines. The program is administered through the Housing and Human Services Division.

Estimated percent of beneficiaries that will be low and moderate income: 100%

**Location**  
Citywide

<b>Objective Number</b> Consolidated Plan – Table 2C-Rental Housing – Objective 1	<b>Project ID</b>
<b>HUD Matrix Code</b> 21A	<b>CDBG Citation</b> 570.201(k)
<b>Type of Recipient</b> Public	<b>CDBG National Objective</b> LMH
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 6/30/2011
<b>Performance Indicator</b> 5 households assisted	<b>Annual Units</b> 5 households
<b>Local ID</b>	<b>Units Upon Completion</b>

<b>Funding Sources:</b>	
CDBG	15,000
STATE	
HOME	36,116
FEDERAL	
Total Formula	
Prior Year Funds	
Assisted Housing	
Local	40,500
Other Funding	
<b>Total</b>	<b>91,616</b>

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Homestretch

**Priority Need**  
Rental Assistance

**Project Title**  
Transitional Housing for Homeless Families

**Project Description**

The program provides transitional housing rental assistance for six homeless families residing in the City of Falls Church. The program will provide rental assistance made payable directly to landlords at affordable City of Falls Church apartment complexes. Support services from Caseworkers at Homestretch will also be provided to the families residing in these homes. These services include debt counseling and financial literacy. A stable living environment will enable these families to continue to work. Household participants will pay no more than 30% of their monthly income for rent. This rental assistance will last for one year.

Estimated Percent of Beneficiaries that will be low and moderate Income: 100%

**Location**

Citywide

<b>Objective Number</b> Consolidated Plan – Table 2C-Rental Housing – Objective 1	<b>Project ID</b>
<b>HUD Matrix Code</b> 21A	<b>CDBG Citation</b>
<b>Type of Recipient</b> Nonprofit	<b>CDBG National Objective</b> LMH
<b>Start Date</b> 7/1/2010	<b>Completion Date</b> 6/30/2011
<b>Performance Indicator</b> 6 sheltered residents	<b>Annual Units</b> 6 households
<b>Local ID</b>	<b>Units Upon Completion</b> 6 households

**Funding Sources:**

CDBG	_____
STATE	75,000
HOME	17,789
FEDERAL	50,000
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
Local Funding	70,000
Other Funding	_____
Total	212,789

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Falls Church, Housing & Human Services Division

**Priority Need**

Owner Occupied Housing

**Project Title**

First Time Homebuyer Assistance Program

**Project Description**

The City will provide a deferred payment loan to two to five low- and moderate-income first time homebuyers. The loan will provide up to \$20,000 to cover downpayment & closing costs and it is anticipated that at least four low/moderate-income households will participate. Assistance is in the form of a deferred "second" mortgage loan. There is no loan interest and loan repayment occurs when the home is resold. All participating households will receive homeownership counseling. The Housing Division will administer the program.

Estimated Percent of Beneficiaries that will be Low and Moderate Income: 100%.

**Location**

Citywide

<b>Objective Number</b> Consolidated Plan – Table 2C – Owner Housing – Objective # 2	<b>Project ID</b>
<b>HUD Matrix Code</b> 13	<b>CDBG Citation</b> 570.201(n)
<b>Type of Recipient</b> Public	<b>CDBG National Objective</b> LMH
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/31/2011
<b>Performance Indicator</b> 2-4 households units	<b>Annual Units</b> 2 -4 units
<b>Local ID</b>	<b>Units Upon Completion</b> 2-4 units

**Funding Sources:**

CDBG	<u>49,761</u>
STATE (SPARC)	<u>500,000</u>
HOME	<u>                    </u>
FEDERAL	<u>                    </u>
Total Formula	<u>                    </u>
Prior Year Funds	<u>                    </u>
Assisted Housing	<u>                    </u>
Local Funding	<u>                    </u>
Other Funding	<u>                    </u>
<b>Total</b>	<u><b>549,761</b></u>

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Falls Church City Public Schools/Mt. Daniel Elementary

**Priority Need**  
Public Services

**Project Title**  
Mt. Daniel Family Literacy Program

**Project Description**

This activity is a partnership with the Falls Church City Public Schools (Mt. Daniel Elementary School) and the City. Parents of pre-school age-children attend a structured regimen of reading and career preparation while their children receive literacy training to ensure preparedness for kindergarten. CDBG funds will be used to purchase educational materials and cover child care cost so that 20 parents may attend English as a Second Language classes.

Estimated Percent of Beneficiaries that will be Low and Moderate Income: 100%.

**Location**

Mt. Daniel Elementary School, 2328 Oak Street, Falls Church, VA 22046

<b>Objective Number</b> Consolidated Plan – Table 2C – Public Service Objective # 1	<b>Project ID</b>
<b>HUD Matrix Code</b> 05H	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Public	<b>CDBG National Objective</b> LMC
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/30/2011
<b>Performance Indicator</b> 20 students completing employment/ESL training	<b>Annual Units</b> 20 persons
<b>Local ID</b>	<b>Units Upon Completion</b> 20 persons

**Funding Sources:**

CDBG	4,190
STATE	
HOME	
FEDERAL	
Total Formula	
Prior Year Funds	
Assisted Housing	
Local Funding	239,297
Other Funding	
Total	243,487

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Arlington Home Ownership Made Easier (AHOME)

**Priority Need**  
Housing/Community Development

**Project Title**  
**Achieve Your Dream** (Homeownership Education & Counseling)

**Project Description**  
CDBG funds will be used to pay for AHOME staff to deliver classes for five to ten prospective homebuyers with low- and moderate-incomes that are participating in the City of Falls Church First Time Homebuyers Assistance Program or Affordable Dwelling Unit (ADU) purchase program. Courses will be delivered in the City of Falls Church. Households will also have the opportunity to receive one-on-one credit counseling and financial literacy classes in order to prepare or improve success in homeownership programs.

Estimated Percent of Beneficiaries that will be Low and Moderate income: 100%

**Location**  
Falls Church Community Center, 223 Little Falls Street, Falls Church, VA 22046

<b>Objective Number</b> Consolidated Plan <b>Table 2C –</b> Objective # 1	<b>Project ID</b>
<b>HUD Matrix Code</b> 13	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Nonprofit	<b>CDBG National Objective</b> LMC
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/30/2011
<b>Performance Indicator</b> 5-10 households receiving counseling	<b>Annual Units</b> 5 - 10 households
<b>Local ID</b>	<b>Units Upon Completion</b> 5-10 households

**Funding Sources:**

CDBG	4,255
STATE	10,325
HOME	
FEDERAL	5,000
Total Formula	
Prior Year Funds	
Assisted Housing	
Local Funding	40,500
Other Funding	
Total	60,080

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Robert Pierre Johnson Housing Development Corporation (RPJ Housing)

**Priority Need**  
Housing

**Project Title**  
Volunteer Home Repair

**Project Description**  
RPJ Housing, an established nonprofit affordable housing developer, will expand its existing housing rehabilitation programs for income-eligible households within the City of Falls Church. CDBG funds will be used to pay for three staff positions associated with housing rehabilitation and will complement volunteer labor and donated materials. Program will target frail elderly households and owners with disabilities.

Estimated Percent of Beneficiaries that will be Low and Moderate Income: 100%

**Location**  
Citywide

<b>Objective Number</b> Consolidated Plan- Table 2C – Objective # 3	<b>Project ID</b>
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202(a)(1)
<b>Type of Recipient</b> Nonprofit	<b>CDBG National Objective</b> LMH
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/30/2011
<b>Performance Indicator</b> 3 households/homes receiving improvements	<b>Annual Units</b> 3 households
<b>Local ID</b>	<b>Units Upon Completion</b> 3 households

**Funding Sources:**

CDBG	4,000
STATE	
HOME	
FEDERAL	
Total Formula	
Prior Year Funds	
Assisted Housing	
Local Funding	
Other Funding (volunteer labor)	2,500
<b>Total</b>	<b>6,500</b>

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name Falls Church Community Services Council, Inc. (FFCS)**

**Priority Need**

Public Service

**Project Title**

Emergency Monetary Assistance

**Project Description**

The Falls Church Community Services Council will use CDBG funds to provide emergency monetary assistance for rent and utilities for ten low-income families in the City. Households with emergency needs can contact FCCSC and the organization will help pay for the requested service. No funds are provided directly to households; all funds are paid to the landlord or public utility.

Estimated Percent of Beneficiaries that will be Low and Moderate Income: 100%

**Location**

City Wide

<b>Objective Number</b> 570.208 (a)(z)(i)(B)/(C)	<b>Project ID</b>
<b>HUD Matrix Code</b> 05Q	<b>CDBG Citation</b> 570.201 (e)
<b>Type of Recipient</b> Public	<b>CDBG National Objective</b> LMC
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/30/2011
<b>Performance Indicator</b> 10 households	<b>Annual Units</b> 10 households
<b>Local ID</b>	<b>Units Upon Completion</b> 10 households

**Funding Sources:**

CDBG	4,000
STATE	
HOME	
FEDERAL	
Total Formula	
Prior Year Funds	
Assisted Housing	
Local Funding	56,000
Other Funding	
Total	60,000

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs



# Consolidated Plan Action Plan – FY 2011



**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** City of Falls Church/Arlington County

**Priority Need**

Planning/Administration

**Project Title**

Community Development Administration

**Project Description**

Funding pays for two staff to administer CDBG and HOME programs. Duties include monitoring and assessment, environmental review and technical assistance to all sub recipients receiving these funds. CDBG administrative costs are divided evenly between the City of Falls Church and Arlington County.

**Location**

Housing & Human Services Division, 300 Park Avenue, Falls Church, VA 22046

<b>Objective Number</b> Not Applicable	<b>Project ID</b>
<b>HUD Matrix Code</b> 21A	<b>CDBG Citation</b> 570.206
<b>Type of Recipient</b> Public	<b>CDBG National Objective</b> LMC
<b>Start Date</b> 07/01/2010	<b>Completion Date</b> 06/30/2011
<b>Performance Indicator</b> 100% Activities w/o findings	<b>Annual Units</b> 100% activities w/o monitoring findings
<b>Local ID</b>	<b>Units Upon Completion</b> 100% activities w/o monitoring findings

**Funding Sources:**

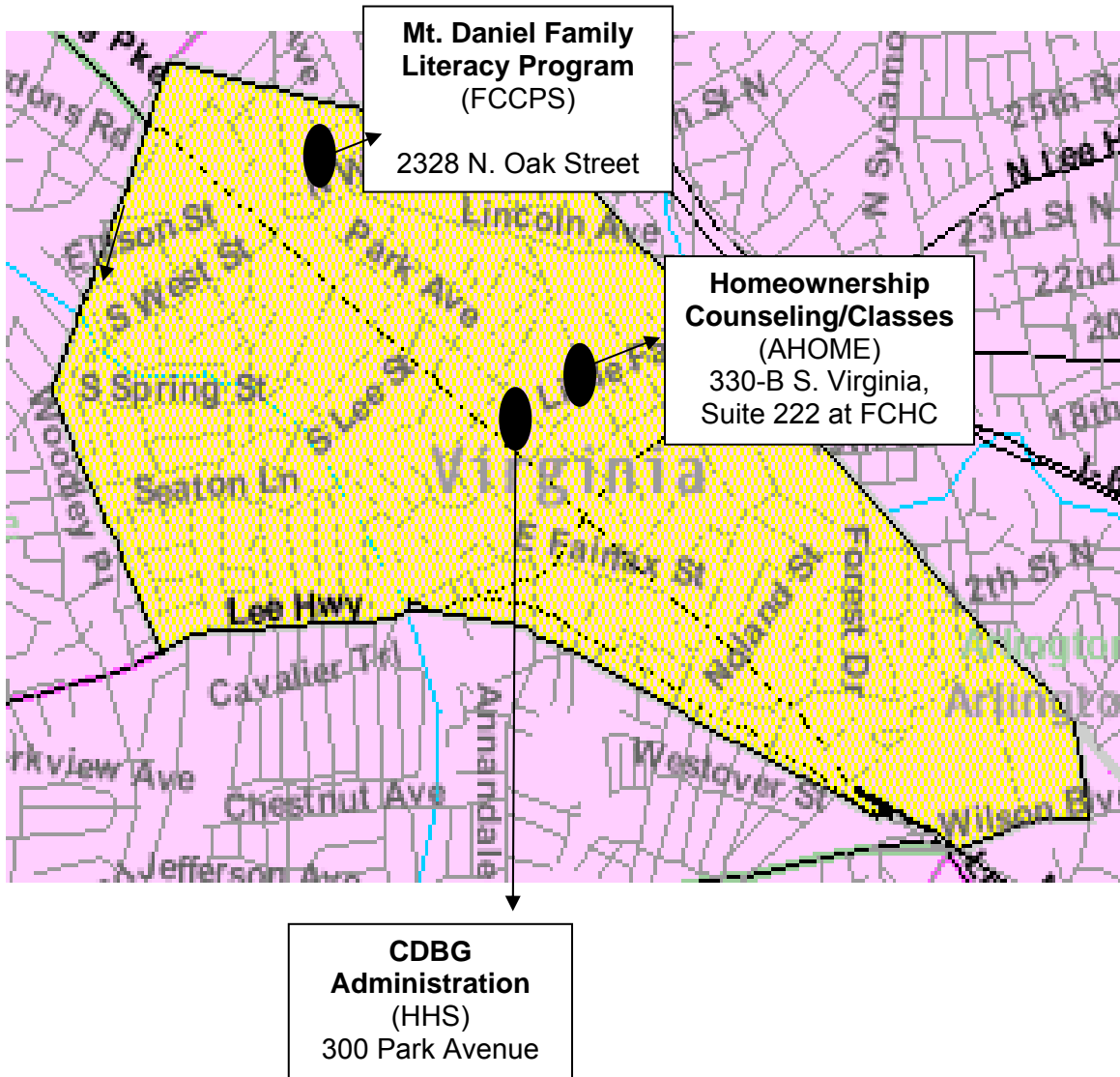
CDBG	16,594
STATE	.....
HOME	.....
FEDERAL	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
<b>Total</b>	<b>16,594</b>

The primary purpose of the project is to help:

- The Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs



## Geographic Map of Proposed CDBG and HOME FY 2011 Activities



### Acronyms:

FCCPS: Falls Church City Public Schools

AHOME: Arlington Home Ownership Made Easier

HHS: City of Falls Church Housing & Human Services Division

**Note:** Volunteer Home Repair, First Time Homebuyer Assistance, Falls Church Community Services Council, Transitional Housing for Homeless and Tenant Based Rental Assistance may be used throughout the City and are not included in the map above.



## ETHNIC/RACIAL AND INCOME CONCENTRATION IN THE CITY OF FALLS CHURCH

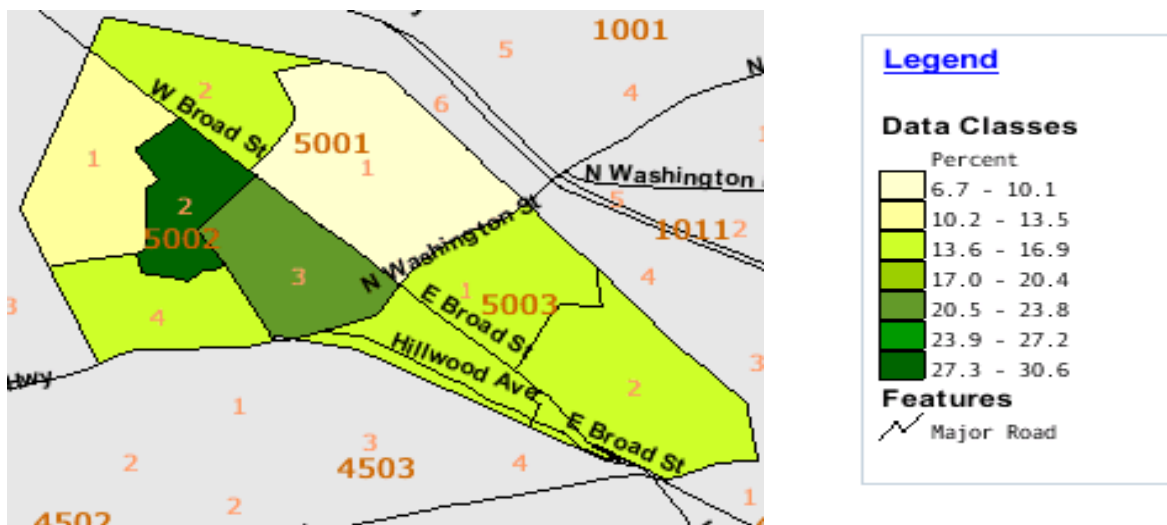
The following table and maps are provided to illustrate areas where there is significant concentration of low-income and racial/minority households and to compare this information to areas that receive housing and community development funding. Table 1 and Map 1 demonstrate minority & racial concentrations, while Maps 2 and 3 demonstrate the concentration of low-income households in the City. Map page 16 indicates the location of the FY 2011 proposed CDBG and HOME activities.

**Table 1: Ethnic Concentrations in the City of Falls Church by Census Tract**

Ethnicity/Race	Census Tract (CT) 5001 (# in CT)	% in CT	Census Tract 5002 (# in CT)	% in CT	Census Tract 5003 (# in CT)	% in CT
<b>Total:</b>	<b>2,288</b>		<b>4,704</b>		<b>3,385</b>	
White alone	2,065	90%	3,919	83%	2,833	84%
Black or African American alone	45	2%	166	4%	129	4%
American Indian and Alaska Native alone	5	0%	14	0%	6	0%
Asian alone	105	5%	277	6%	293	9%
Native Hawaiian and Other Pacific Islander alone	2	0%	4	0%	1	0%
Hispanic or Latino	114	5%	616	13%	146	4%
Some other race alone	35	2%	180	4%	46	1%
Two or more races	31	1%	144	3%	77	2%

Source: Census 2000

**City of Falls Church**  
**MAP 1: Ethnic Racial Concentration: Percent of Ethnic/Racial Minorities**  
by Census Tract (5001,5002,5003) and Block Groups

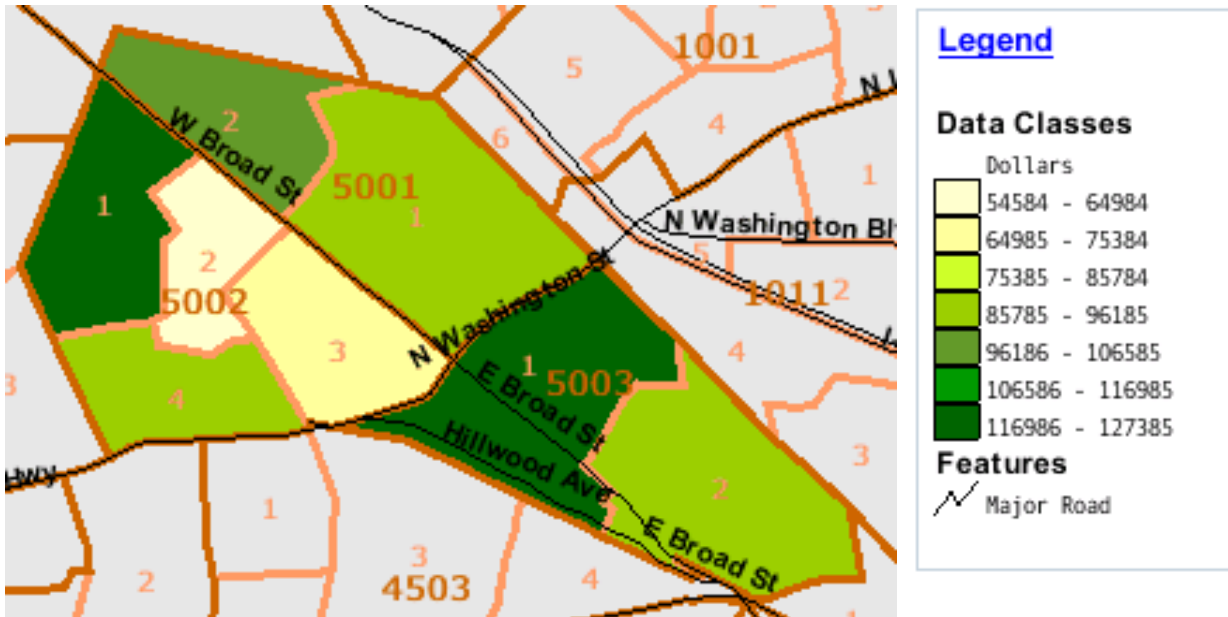


Source: Census 2000



## Map 2: Average Household Incomes

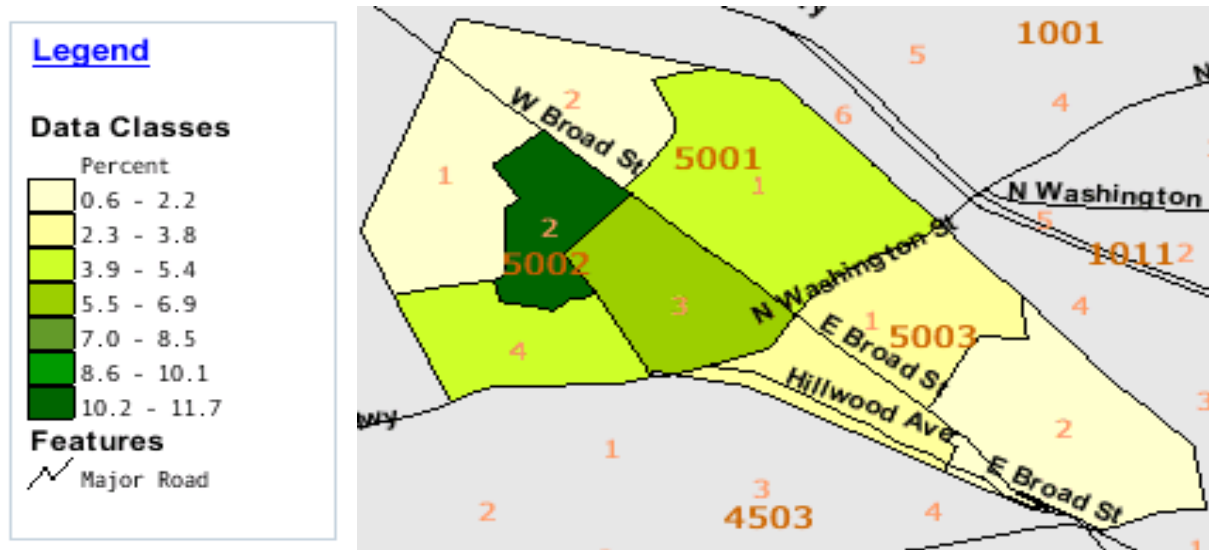
(by Census Tract (5001,5002,5003) and Block Groups)



Source: Census 2000

## Map 3: Percent of Persons Below the Poverty Level

by Census Tract (5001,5002,5003) and Block Groups)



Source: Census 2000



## Activities to Benefit Homeless and Other Special Populations

The City of Falls Church does not have public housing, but does cooperate with Fairfax County for access to Housing Choice Vouchers (formerly Section 8) for Falls Church City residents and persons working in the City of Falls Church.

## Antipoverty Strategy

Although the City of Falls Church has experienced significant wealth among its population (median household income is \$74,924 as of Census 2000), nearly 25% of its population has low and moderate incomes and 2.8% of the families live below the poverty level. In order to assist these families, the City provides human services to City residents directly or through the provision of contract services and locally funded programs. In addition, the City will continue to participate in regional Workforce Investment Board to streamline and expand access in employment opportunities. Finally, Fiscal Year 2011 CDBG funds will be used to assist families living in poverty to pursue additional professional training through the Mt. Daniel Family Literacy Program. Participants in the Family Literacy Program, many of whom are non-native English speakers, will receive child care and educational materials so that they may attend the program and graduate from ESL/Employment classes.

In addition in 2008 and forecasting into 2009, the City has seen and expects several foreclosures to take place. Job growth has slowed in the region and many residents have lost retirement or other wealth due to the recession. As a result the AHOME organization has now added foreclosure prevention classes to the homeowners and financial literacy classes already being provided.

## Evaluation and Reduction of Lead Based Paint Hazards

The City of Falls will continue to comply with federal requirements for lead-based paint testing and abatement in assisted housing. The City will continue to contract with the Fairfax County Health Department for lead screening and response services and offer lead testing to private owners in targeted areas. FY 2011 budget: estimated \$150,000 for all services of the Fairfax County Health Department, which includes lead-based paint screening, testing and treatment.

## Other Actions

In addition to the activities described, the City will implement the following activities to meet various housing and community development goals.

## Create Affordable Housing Opportunities

- Rental assistance and property tax relief to elderly and disabled resident households. This program provides tax and rent relief to income-eligible elderly and disabled City residents to reduce the cost burden of housing for vulnerable residents. The program is administered through the Treasurer's Office. Estimated Number of Beneficiaries: 28 individuals. Estimated percent of Low and Moderate Income Beneficiaries: 100%. Funded with an estimated \$76,700 of local funds. Geographic distribution: Citywide.
- Affordable Dwelling Unit (ADU) program. As part of new residential development, the City is able to negotiate with developers to include affordable units within these developments. Households with low- and moderate-incomes that are first-time homebuyers will be able to purchase units when these units become available. The City is also working with a developer to build seven 2



# Consolidated Plan Action Plan – FY 2011

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bedroom rental ADU units at the future Northgate property. Construction is slated to begin in FY 2010 or FY2011. Both programs will be administered through the Housing and Human Services Division. Estimated Number of Beneficiaries: 22 households. Estimated Percent of Beneficiaries that will be Low & Moderate Income: 100%. Funded with local funds for Housing and Human Services Division staff administration. Geographic distribution: Citywide.

- Fair Housing counseling and education. During Fiscal Year 2011 the City will continue fair housing testing for all new mixed-use developments as well as provide fair housing education and outreach to all new marketing office staff and the public. Geographic distribution: Citywide.
- Landlord-tenant and housing counseling. Provides education, advocacy, and information services related to the Virginia Landlord-Tenant Law. Services are provided through the Housing and Human Services Division and Legal Services of Northern Virginia. Funded with local funds for Housing and Human Services Division staff administration. Geographic distribution: Citywide.
- Provide rental assistance using Section 8 housing vouchers. The City participates in the Fairfax County-administered Section 8 Housing Choice Voucher rental assistance program and Falls Church Housing Corporation vouchers for Winter Hill Apartments. The program pays a portion of the rent on behalf of income-eligible households. Estimated Number of Beneficiaries: 119 households receiving the subsidy. Estimated Percent of Beneficiaries that will be Low and Moderate Income: 100%. Funded with federal funds. Geographic distribution: Citywide.
- Residential and support services to people with disabilities. The City will continue contracting services from the Fairfax-Falls Church Community Services Board to people with mental health and substance abuse disabilities and to people with mental retardation, including supportive services at housing facilities. Funded with local funds. FY 2011 budget: estimated \$594,000. Geographic distribution: Citywide.

## **Provide Intermediary Assistance for At-Risk Individuals**

- Assist victims of domestic violence. Housing and Human Services staff will continue to coordinate with the City Police Department regarding victims of domestic violence who may be in need of shelter or support services.
- Provide outreach to potentially homeless populations; HHS staff will continue to respond on site to reports of individuals that appear to be homeless. Staff will offer assessments, limited case management, information and referral and advocacy as needed.
- Provide case management for service-resistant individuals, who are homeless, and monitor funding and other development opportunities to meet the needs of this population. Housing and Human Services will continue to provide these services and monitoring functions through case management, coordination with other service agencies, referrals, and participation in local and regional groups addressing the issue of homelessness.
- Provide early intervention services to persons and families at risk of homelessness due to eviction or other catastrophic circumstances. Housing and Human Services will continue to coordinate with the Sheriff's office to identify and contact persons facing eviction to provide services and resources.
- Provide education to homeowners at risk for foreclosure. Foreclosure prevention workshops have been added to home ownership education.

# Consolidated Plan Action Plan – FY 2011

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- Provide emergency assistance and case management services to low-income renter households to help prevent homelessness. Housing and Human Services will continue to provide assistance and services.
- Participate in regional work groups to promote coordination of services and effective data collection, particularly through the Metropolitan Washington Council of Governments and the Northern Virginia Regional Commission. Housing and Human Services staff will regularly attend meetings at all of the above.
- Continue the City's contract with Fairfax County Department of Family Services for emergency and transitional shelter services. Contracted services will be continued.

## **Develop Institutional Structures/Enhancing Coordination between Housing and Service Agencies**

- Continue to work with the Washington Metropolitan Council of Governments (COG) to maintain an inventory of affordable housing throughout the region. Housing and Human Services staff will continue to provide information and statistics as requested by COG.
- Continue to work with the Northern Virginia Regional Commission and other Northern Virginia jurisdictions to monitor and enforce inter-jurisdictional agreements designed to provide continuity of services to individuals and families who are homeless. Housing and Human Services staff will continue to participate in the development and review of inter-jurisdictional agreements.
- Continue to monitor contractual services with Fairfax County and other relevant providers. Housing and Human Services will continue to request and review data from contract providers to monitor and evaluate services as they relate to housing and community development strategies and goals.
- Continue participation in the ten year plan to prevent and end homelessness with Fairfax County. Housing and Human Services staff will continue to participate in this Northern Virginia group which submits grant proposals to the U. S. Department of Housing & Urban Development and monitors programs and gaps at various housing and service need levels.

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**No Public Comments Received**





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## Monitoring Standards and Procedures

The City receives annual allocations of the federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. The monitoring standards and procedures for each program are described below.

**CDBG:** The City is a sub-recipient of CDBG funds through Arlington County. The County monitors all funds and provides technical assistance and auditing functions. Programs funded through the City are required to submit quarterly progress reports, are monitored on-site at least once a year and must submit an annual independent audit by a certified public accounting (CPA) firm. Reports from programs are used as part of the evaluation process for future funding requests.

**HOME:** The City also receives HOME funds through Arlington County. The County is responsible for reviewing all program files and funding and ensuring that the funds meet program requirements. HOME funds have been used exclusively by the City to fund its Tenant Based Rental Assistance program. Each tenant is on schedule for annual recertifications. Further, the City conducts annual inspections both prior to occupancy and during the annual income recertification for all HOME program participants.



## HOME INVESTMENT PARTNERSHIPS PROGRAM – NARRATIVE STATEMENT

### **FY 2011 Strategies to Meet HOME Goals**

The FY 2011 estimated allocation of HOME funds is \$53,905. The City of Falls Church will use \$36,116.35 to provide rental assistance to households earning up to 60% of the HUD area median income. Through this program, the assisted household pays a portion of the rent and the other portion is paid with HOME funds. Homestretch will also use \$17,789 for rental assistance for homeless families.

The following information describes how these activities will comply with HOME procedures:

### **Guidelines for Resale of HOME-funded properties**

Not applicable; the City will not use HOME funds to acquire properties in FY 2011.

### **Other forms of Investment for the City's HOME Program**

Not applicable; (see discussion on HOME match discussion below).

### **Affirmative Marketing**

Although the City of Falls Church does not have any HOME-properties that have five or more units (and thus, require an affirmative marketing plan), the City encourages participating apartment complexes to market their properties in compliance with Fair Housing laws and to make an effort to market to groups/persons that are underrepresented within the community.

### **Minority/Women's Business Outreach**

The City will continue to make every effort to encourage the inclusion of minority and women's business enterprises concerning future HOME-funded activities, consistent with 24 CFR 92.350. Currently, the City's business partners in the HOME program are landlords.

### **Match Contribution**

Section 220 of the HOME Statute requires the City to make match contributions on a Federal fiscal year basis. The match contributions must equal at least 25 percent of the funds used from the City's HOME Investment Trust Fund in that fiscal year. The City of Falls Church provides a cash match for the HOME program in its operation of the City's Special Housing Fund. In Fiscal Year 2011, the City will use local funds to provide an estimated HOME match of \$40,500 in the form of rental assistance for households earning 60% of the HUD median income.

### **Neighborhood Standard Report**

Not applicable; the City does not have HOME-funded new construction of rental development.

### **HOME Tenant Based Rental Assistance Justification**

As noted in the Housing Market Analysis of the Consolidated Plan for Fiscal Years 2011-2015, almost 80% of all extremely low, low and moderate-income households in the City of Falls Church are rent burdened. Although these households would qualify for rental assistance under the federal Housing Choice Voucher program, such assistance is limited as the Wait list for the voucher program is now closed. Therefore at this point in time eligible households would have to wait an average of four years for assistance. The City's decision to use HOME funds for tenant-based rental assistance also allows households to find adequately sized housing that is not currently offered by the City's multifamily

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housing stock. The addition of the Homestretch Rental Assistance Program, which will be partially funded by HOME funds, will also assist homeless families in locating affordable rental housing.



## LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

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- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature on file: \_\_\_\_\_  
Signature/Authorized Official Date

\_\_\_\_\_  
Title



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## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2 2010, 2011 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:



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1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws --** It will comply with applicable laws.

Signature on File:

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

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## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature on file:

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title





## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)  
300 Park Avenue, Falls Church, VA.

Check \_\_\_ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.



9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

